DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **05DRB-00307 (P&F)** Project # **1002639**

Project Name: **TREMENTINA SUBDIVISION**

Agent: Community Sciences Corp. Phone No.: 897-0000

Project Number 1002639

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 2, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:35 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001901**
05DRB-00196 Major-Vacation of Public Easements
05DRB-00197 Minor-Vacation of Private Easements
05DRB-00198 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES,** zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

2. **Project # 1003641**
05DRB-00194 Major-Vacation of Pub Right-of-Way
05DRB-00195 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, BACA ADDITION (to be known as **ATLANTIC AND SANTA FE SUBDIVISION)** zoned R-G, located on 3RD ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: A UTILITY PLAN FOR WATER AND SEWER SERVICES SHALL BE APPROVED BY UTILITY DEVELOPMENT. THE FINAL PLAT SHALL SHOW LOT 10 WITH 3600 SQ. FT. MINIMUM LOT SIZE.**

3. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

4. **Project # 1003804**
05DRB-00315 Minor-SiteDev Plan
BldPermit/EPC

GREGORY T HICKS & ASSOCIATES agent(s) for LOVELACE SANDIA HEALTH SYSTEM request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL,** zoned SU-1 HOSP & PROF OFFICES, located on MONTGOMERY BLVD NE, between JEFFERSON NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 04EPC01831, DRB-96-20, V 96-7, Z-81-53, Z-78-178 Z-77-109, ZA-76-165] **[Carmen Marrone, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1001770**
05DRB-00320 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR,** zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC01722, 04EPC01721] **[Elvira Lopez, EPC Case Planner]** (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05, 2/16/05 & 2/23/05]* (G-20) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05, 2/16/05 & 2/23/05]* (G-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, INCLUDE ALL EASEMENTS OF RECORD AND THE DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS DATED 1/12/05 MUST BE RECORDED WITH THE PLAN AND TO PLANNING FOR THE AGIS DXF FILE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project # 1003978**
05DRB-00309 Minor-Prelim&Final Plat Approval

ALBUQUERQUE SURVEYING COMPANY, INC agent(s) for CHARLES B. AND THERESA M. LUCERO request(s) the above action(s) for UNPLATTED LAND (to be known as **LANDS OF CHARLES B. AND THERESA M. LUCERO**, zoned SU-2 RCM, located on MOUNTAIN RD NE, between WALTER NE and I-25 containing approximately 1 acre(s). (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROOF OF DATE OF HOUSE CONSTRUCTION.**

8. **Project # 1000045**
05DRB-00313 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s). [REF: DRB-98-227, 04DRB01978, 05DRB00030] (F-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002047**
05DRB-00312 Minor-Prelim&Final Plat Approval

TIERRA WEST agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION,** zoned C-2, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LN NE containing approximately 7 acre(s). [REF: 04DRB01174] (E-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT FOR A LETTER OF ACCEPTANCE FOR PROJECT NUMBER 7571-81 WATER LINE/FIRE HYDRANT RELOCATION.**

10. **Project # 1002334**
04DRB-01479 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] *[Final Plat Indef Deferred for SIA]* (K-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat Approval
05DRB-00308 Major-Final Plat Approval

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS,** zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s).[REF: 04DRB-00718] *[Deferred from 2/23/05]* (C-9) **THE BOARD DEEMED IT WAS NOT NECESSARY TO AMEND THE PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS TO ADD OPEN SPACE NOTE.**

12. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION,** zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project # 1003762**
05DRB-00316 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS,** zoned R-T, located on EASTRIDGE DR NE, between INDIAN SCHOOL RD NE and CHELWOOD PK BLVD NE containing approximately 5 acre(s). [REF: 04EPC01714] (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for February 9, 2005. **THE DRB MINUTES FOR FEBRUARY 9, 2005 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002639 **AGENDA ITEM NO: 12**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 2-23-05.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X (indef); COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 2, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

February 23, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 1:30 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001085**
05DRB-00133 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION,** zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1003905**
05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION,** zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003713**
05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00303 Minor-SiteDev Plan BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] **[RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI]** (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**

4. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

5. **Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK,** zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK,** zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05 & 2/23/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

9. **Project # 1003865**
05DRB-00304 Minor-SiteDev Plan BldPermit

DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE)** zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05 & 2/16/05 & 2/23/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05 & 2/16/05 & 2/23/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat Approval
05DRB-00308 Major-Final Plat Approval

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS,** zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s).[REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

12. **Project # 1003417**
05DRB-00238 Minor-Amnd Prelim Plat Approval
05DRB-00237 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

13. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003420**
05DRB-00295 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, VOLCANO CLIFFS, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**
05DRB-00305 Minor-Prelim&Final Plat Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS,** zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s).[REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. **Project # 1002506**
05DRB-00306 Minor-Final Plat Approval

TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**

18. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION,** zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

19. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1001934**
05DRB-00292 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1000795**
05DRB-00302 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12TH ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003971**
05DRB-00293 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION,** zoned C-2, located on 4TH ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003975**
05DRB-00301 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as **ZUNI TOWNHOMES)** zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s).[REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003973**
05DRB-00299 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7, THE TRAILS UNIT 2,** zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003974**
05DRB-00300 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2,** zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002639 **AGENDA ITEM NO: 18**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

What else doe the HOA maintain. Please provide articles of incorporation.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN

Indef

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 23, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 23, 2005
DRB Comments

ITEM # 18

PROJECT # 1002639 **APPLICATION # 05-00307**

RE: Trementina/minor plat

Lot 17 A as proposed is short 470.4 square feet of the required minimum lot size for RD zoning. Perhaps Tract A could be smaller?

Planning cannot approve the proposed replat as it exists now.

Sheran Matson, AICP **DRB Chair**

#17

Completed
12-17-03
RA..

DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 03-02026 Project # 1002639
Project Name: Tremontana EPC Application No.:
Agent: Isaacson & Arfman Phone No.:

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12-10-03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ 12-17 needs recording... see attachments RA..
- ☐ PLANNING (Last to sign): _____
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required** OK
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002639

Completed 12-17-03 PA

DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 03-02026 Project # 1002639

Project Name: Tremontera EPC Application No.:

Agent: Isaac Ashrai Phone No.:

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12-10-03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐ 12-17 needs recording... See attachments PA
- ☐ PLANNING (Last to sign):
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required** OK
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002639

2639

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002639 Subdivision Name Tremeating

Surveyor Tim Aldrich Company ~~Aldrich~~ Isaacson

Contact person Genny Donart Phone # _____ email iamengrs@swcp.com

_____ _____ 12/4/03

Approved *Not Approved Date

X DXF RECEIVED 12-4-03 DATE
X HARD-COPY RECEIVED 12-4-03 DATE
Y DISCLOSURE STATEMENT

NAD 27 ground

***Not Approved for one or more of the following reasons:**

File Format and naming

1) ____ Format is not DXF file in ASCII format
2) ____ No hard copy of the final plat submitted
3) ____ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

4) ____ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____ Submittal does not specify if coordinates are based on ground or grid distances
6) ____ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

8) ____ Submittal is not single drawing in model space showing only parcel and easement lines
9) ____ Digital submittal does not match final plat
10) ____ Parcel lines are not in one separate layer
11) ____ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 2639 to agiscov on 12-4-03 Client Notified by email

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 10, 2003 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Richard Dourte, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001012**
03DRB-01948 Major-Two Year SIA

LARRY READ & ASSOCIATES, INC. agent(s) for JOE SANTANGELO request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNSHINE COUNTRY,** zoned SU-1 special use zone, MHP, located on BLAKE RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 27 acre(s). [REF: AX-97-19, Z-97-109, DRB-98-64] (N-10) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001696**
03DRB-01952 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 30, 31 and 32, Block(s) 3, Tract(s) 3N, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **PICO LA CUEVA SUBDIVISION**) zoned R-D, located on BARSTOW NE, between ALAMEDA BLVD NE and OAKLAND AVE NE containing approximately 5 acre(s). [REF: 02DRB-00073] (C-20) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-0I954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03] (C-10/11 & D-10/11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03**.

4.	**Project # 1002519** 03DRB-01950 Major-SiteDev Plan Subd	MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
	03DRB-01883 Major-Vacation of Pub Right-of-Way 03DRB-01882 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA),** zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
	03DRB-02019 Minor-Subd Design (DPM) Variance 03DRB-02020 Minor-Sidewalk Waiver	MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA),** zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

5. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

6. **Project # 1002792**
03DRB-01780 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH,** zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] *[Deferred from 11/12/03 & 11/26/03 & 12/10/03]* (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01945 Minor-SiteDev Plan Subd/EPC
03DRB-01946 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH,** zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03 & 12/10/03]* (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

7. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] *[Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

8. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS) The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). *[Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 12/17/03.**

9. **Project # 1003016**
03DRB-01690 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE** , zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] [Deferred from 10/29/03] (G-20) **WITHDRAWN AT AGENT'S REQUEST.**

10. **Project # 1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] *[Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03]* (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] *[Deferred from 10/15/03 ,11/5/03 & 11/19/03 & 12/10/03]* (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. **Project # 1001209**
03DRB-02027 Minor-SiteDev Plan BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan Subd/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD NW and ATRISCO RD NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500-00126, DRB 94-525] **[Russell Brito, EPC Case Planner]** [deferred from 12-10-03] (F-10) **DEFERRED TO 1-7-04.**

12. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION,** zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [deferred from 12-10-03] (C-18) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

13. **Project # 1002796**
03DRB-02022 Minor-SiteDev Plan BldPermit/EPC
03DRB-02024 Minor-SiteDev Plan Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION,** zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] **[Debbie Stover, EPC Case Planner]** [deferred from 12-10-03] (K-19) **WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6,** zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] **[Juanita Vigil, EPC Case Planner]** [Deferred from 11/26/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

15. **Project # 1002873**
03DRB-01975 Minor-SiteDev Plan BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS PARK,** zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] **[Debbie Stover, EPC Case Planner]** [Deferred from 11/26/03] (L-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-02033 Minor- Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, agents for ALBUQUERQUE FACILITIES LLC, request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **CAVAN SUNPORT CENTER,** zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

16. **Project # 1003114**
03DRB-02000 Minor-SiteDev Plan BldPermit

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

17. **Project # 1002639**
03DRB-02026 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for TWO JOES LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, (to be known as **TREMENTINA SUBDIVISION),** NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, zoned RD (7 du acre), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 10 acre(s). [REF: 03DRB-00717 PP] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002335**
03DRB-02023 Minor-Extension of Preliminary Plat

WALLACE BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Tract(s) A, Block(s) 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,(to be known as **TREVISO SUBDIVISION)** zoned R-D, located on WILSHIRE NE, between WYOMING NE and LOUISIANA NE containing approximately 3 acre(s). [REF: 02DRB-01698 PP] (C-19) **THE ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1000460**
03DRB-02025 Minor-Sketch Plat or Plan

KIRK WESSELINK agent(s) request(s) the above action(s) for all or a portion of Tract(s) 493, Unit(s) 7, **TOWN OF ATRISCO GRANT,** zoned R-1, located on SAGE RD. SW, between 86TH ST. SW and SAGE RD. SW containing approximately 5 acre(s). [REF: DRB-98-24/DRB-98-303, DRB-99-321/DRB-98-251] (M-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. Approval of the Development Review Board Minutes for November 26, 2003. **THE BOARD APPROVED MINUTES SUBJECT TO CHANGES.**

ADJOURNED: 11:00 A.M.

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002639
Application Number: 03DRB-02026

DRB Date: 12/10/03
Item Number: 17

Subdivision: Trementina Subdivision
Lots 6-14, Block 4, North Albuquerque Acres

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: RD

Zone Page: C-19

New Lots (or units) : 61

Parks and Recreation Comments:

Cash in Lieu for 61 lots needs to be paid prior to sign off on final plat.

Detached open space requirement was met through the purchase of detached open space credits. A letter is in the file from the seller noting the transfer of credits.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002639 **AGENDA ITEM NO: 17**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

APPROVED ✓; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 10, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

#17

DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 03-02026 Project # 1002639

Project Name: Tremontana EPC Application No.:

Agent: Isaac and Alyson Phone No.:

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 12-10-03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PLANNING (Last to sign): _____
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan long with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required.** OK
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002639

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
12/10/03 Comments

ITEM#17

PROJECT # 1002639 **APPLICATION # 03DRB-02026**

Re: Tremintina Subdivision/final plat

The perimeter wall submittal needs the location of the nearest major intersection on each copy. Then it will be approved since the preliminary plat was approved before the requirement went into effect and the infrastructure list is approved.

No objection to the platting action. The City must file the plat as it is a major subdivision. AGIS dxf is approved.

Sheran Matson, AICP DRB Chair
024-3880 Fax 924-3864 smatson@cabq.gov

completed
10-13-03

DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

Project Number 1002639

DRB Application No.: 03-00722 **(SPS)**
Project Name: **TREMENTINA SUBDIVISION**
Agent: Isaacson & Arfman PA

Project # **1002639**
EPC Application No.:
Phone No.: 268-8828

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/25/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☒ PLANNING (Last to sign): Vicinity Statement & "SDP for S"
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☐ **Copy of recorded plat for Planning.**

6/30/03 FA for pv JM
7/10 FA (RL) for pv JM

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-26-2003

5. Project # 1002639
03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). *[Deferred from 5/28/03, 6/11/03 and 6/18/03]* (C-19)

At the June 25, 2003, Development Review Board meeting, a sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

A sidewalk variance from the design standards was approved as indicated on Exhibit C in the Planning file.

The site plan for subdivision was approved with final sign off delegated to Planning for a statement on views and correction to site development plan for subdivision. With the signing of the infrastructure list dated 6/25/03 and approval of the grading plan engineer stamp dated 6/17/03 the preliminary plat was approved.

If you wish to appeal this decision, you must do so by July 10, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

cc:Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Kyle Williams, 7211 Quail Springs Pl NE, 87113
Bill Eastham, 7212 Quail Springs Pl NE, 87113
Joe Yardumian, 7801 R.C. Gorman NE, 87122
Goldialu Stone, 7116 Quail Springs Pl NE, 87113
Eva Litt 7216 Quail Springs Pl NE, 87113
Ondrea Crouch, 7140 Quail Springs Pl NE, 87113
Betsy Gibson, 7204 Quail Springs Pl NE, 87113
Clay Weber, 8708 Placer Creek Cr NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002639 AGENDA#: 5 DATE: 6·25·03

1. Name: Jerry Donart Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

5

DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 03-00722 **(SPS)**
Project Name: **TREMENTINA SUBDIVISION**
Agent: Isaacson & Arfman PA

Project # **1002639**
EPC Application No.:
Phone No.: 268-8828

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/25/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☒ PLANNING (Last to sign): Vicinity Statement & SDP for S"
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002639

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002639 **AGENDA ITEM NO: 5**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other DPM Variance

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report dated 6-17-03 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L.

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 25, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002639 AGENDA#: 10 DATE: 6.18.03

1. Name: CLAY WEBER Address: 8708 PLACER CREEK CT NE Zip: 87113

2. Name: Dave Williams Address: 7211 Quail Sp. Pl Zip: 87113

3. Name: JOE YARDUMIAN Address: 7801 RC GORMAN Zip: 87122

UNION CAB

4. ~~Name: DONNA E. LUCERO Address: 9140 SAN MIGUEL AVE NW Zip: 87121~~

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002639 **AGENDA ITEM NO: 10**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other - DPM Variance

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 5 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION: 6/25/03

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 18, 2003

4 people signed in

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002639 AGENDA#: 6 DATE: 6·11·03

1. Name: Goldie Stone Address: 7116 Quail Spring PL NE Zip: 87113 Not Speaking

2. Name: Earl Lidd Address: 7216 Quail Spring PL NE. Zip: 87113 - Not speaking

3. Name: Andrea Croud Address: 7140 Qu. Sprs Zip: 87113 Not Speaking

Betty Dickson 7204 Quail Springs

4. Name: ~~Marilyn Blomb~~ Address: ~~7200 Quail~~ Zip: 87113 Not Speaking

5. Name: Dave Williams Address: 7211 Quail Spring Zip: 87113 Not speaking

~~6. Name: Lil Eastham Address: 7217 Quail Sp. Zip: 87113~~

~~7. Name: Paul Lidd Address: 7216 Quail Sp. Zip: 87113~~

~~8. Name: Richard Lindgren Address: 7112 Quail Springs Zip: 87113~~

CLAY WEBER 8708 PLACER CREEK COURT NE

9. Name: Address: Zip: 87113

10. Name: Address: Zip:

11. Name: Address: Zip:

12. Name: Address: Zip:

13. Name: Address: Zip:

14. Name: Address: Zip:

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002639 **AGENDA ITEM NO: 6**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other - DPM Variance

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
Comments on the infrastructure list.
Development projects with land area of 1 acre, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION: 6-18-03

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 11, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002639 AGENDA#: 7 DATE: 5·28

NOT Speaking 1. Name: Kyle Williams Address: 7211 Quail Spring PINE Zip: 87113

not speaking 2. Name: BILL EASTHAM Address: 7122 Quail Sp. NE Zip: 87113

3. Name: JOE YARDUMIAN Address: 7801 RC GORMAN Zip: 87122

4. Name: Goldiala Stone Address: 7116 Quail Springs PL NE Zip: 87113

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

City of Albuquerque

CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002639 **AGENDA ITEM NO: 7**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other DPM Variance

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: 6-11-04

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 28, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 28, 2003

Project # 1002639
03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

AMAFCA Drainage is not adequately addressed on the Grading & Drainage Plan. How will drainage through the adjacent subdivision be accommodated?

COG Alameda Boulevard adjacent to this property is designated as a Principal Arterial with a right-of-way width of 124 feet on the Long Range Roadway System map and in Annex D (November 2000) of the FAABS. Neither the application nor the site plans specify the full build-out right-of-way width, and therefore compliance cannot be determined
Additionally, the FAABS Long Range Bikeway System map designates Alameda Boulevard as desirable and feasible for bicycle lanes, and as such, bike facilities should be addressed in the site plan and/or application for development.

Transit No comments received.

Zoning Enforcement

The zoning category for the parcels in question is RD 7 DU per AC, per the La Cueva Sector Plan, not SU-1 RD. This zoning category does not exist. The La Cueva Sector plan requires the use of the R-T regulations in this case, which require 3600 square feet per single-family dwelling unit. The R-T regulations also require a 20-foot drive pad.

Neighborhood Coor.

Letters sent to Nor Este (R), North Domingo Baca, The Quail Springs (R) Neighborhood Assns.

APS This development is located on Alameda NE (south side) between Louisiana NE and Wyoming NE. The development will affect E.G. Ross elementary school, Desert Ridge middle school, and La Cueva High School. The above Elementary, Middle, and High Schools are operating close to capacity. The APS facilities in the area continue to be expanded and upgraded. A new Elementary school is planned to open in 2006. All planned additions to existing educational facilities are contingent upon taxpayer approval. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department — No comments received.

Fire Department — Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD.
All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas — Approves.

PNM Electric — Approves.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer — An approved drainage report is required for Preliminary Plat approval.

Transportation Development

What is developed to the south of this site? What is the reason for the subdivision design variance? Comments on the infrastructure list. No objection to the sidewalk deferral for the frontage of developable lots.

Parks & Recreation — Defer to Transportation regarding street and sidewalk issues. No objection to the Site Development Plan. This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Parks & Recreation

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 63 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Utilities Development

Site Plan should specify height of perimeter block wall. No objection to Subdivision Design Variance. No objection to Sidewalk Waiver or Deferral. Comments on Infrastructure list and Preliminary Plat.

Planning Department

Many of the lots shown are substandard in terms of square footage. A minimum of 3600 square feet is required per lot. The La Cueva Sector Plan has design regulations to be followed on the site plan. See pages 30-37. The Site Plan should be labeled Site Development Plan for Subdivision. Agent was notified on 5-8-03.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059
Isaacson & Arfman PA, 128 Monroe St NE, 87108

Asked Genny to change the sign dates also. fur

Sheran A. Matson

05/16/03 09:48 AM

To: pgrunwald@comcast.net
cc: Donald C. Newton/ENVPLN/CABQ@COA, Fred J. Aguirre/PWD/CABQ@COA, iamengrs@swcp.com
Subject: Boyden developments on the North and South sides of Alameda between Louisiana and Wyoming

Dear Paul:

Our files indicate that proper notice was sent to your neighborhood association for the Trementina Subdivision proposed development. However, Taylor Ranch Neighborhood Association was erroneously notified for the ~~Vista del Aguila~~ Subdivison proposed development which is just the other side of Alameda from Trementina.

Due to the applicant's notification error, we will defer the Vista del Aguila Subdivision application for one week to June 4th to give your association time to review their application. DRB meets weekly unlike EPC which meets once a month.

Trementina Subdivision application will be heard on May 28th as scheduled. Isaacson & Arfman, the agent for both applications, will send out notification letters as soon as possible for the Vista del Aguila Subdivision.

You are welcome to look at the project files . However, please be aware that the proposed subdivision materials for both applications will change as soon as they submit new materials. I notified them of problems with their first submittals which they are correcting.

If you like, you may call either Claire, the DRB Assistant, at 924-3946 or me at 924-3880 to see if the new submittals are in the files before you come to review them. Or you may call Genny Donart, Isaacson & Arfman engineer, in charge of these projects. She may be reached at 268-8828.

----- Forwarded by Sheran A. Matson/PLN/CABQ on 05/16/03 08:03 AM -----

Paul Grunwald <pgrunwald@comcast.net>

05/15/03 09:17 PM
Please respond to pgrunwald

To: smatson@cabq.gov
cc: "Paul & Barbara Hewitt" <paulbarbhewitt@aol.com>, "Paul Grunwald" <pgrunwald@comcast.net>, "Jay Rowland" <jrowland@cabq.gov>, "Joe Yardumian" <jjyard@sandia.net>
Subject: Boyden developments on the North and South sides of Alameda between Louisiana and Wyoming

Dear Sharon,

Regarding the 2 proposed new Joie Boyden developments on the North and South sides of Alameda between Louisiana and Wyoming, we found out from Don Newton yesterday that the city had sent notice of the North side development to Taylor Ranch by mistake instead of to Nor Este Neighborhood Association. He gave us a set yesterday. Accordingly, we will not have time to properly review the plans before the DRB meeting on May 28th and respond with concerns etc.

We would like to request a deferral until the June meeting to review the plans and determine our position.

Best regards,
Paul Grunwald

President
Nor Este Neighborhood Association

May 8, 2003

I called Genny & told her several of the lots in the Trementina & Vista del Aguila Subdivisions do not meet the minimum square footage for single family controlled by RT which is the case in RD zoning covered by a sector plan.

I also told her to look at page 30-37 of the La Cueva Sector Plan. There are design regulations which need to be followed.

She thanked me for letting her know.

Sheran Matson

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002638
03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION,** zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)

Project # 1002639
03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

Project # 1002640
03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISON,** zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

Project # 1002642
03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA,** zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE). Hearing Impaired users may access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 28, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000546
03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK,** zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627
03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL,** zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796
03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION,** zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA,** zoned SU-1, for PRD/ 8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

App#	03 DRB-00717
Proj#	1002639
Other#	03DRB-00719
	03DRB-00720
	03DRB-00721
	03DRB-00722

Meeting Date: May 28, 2003

Zone Atlas Page: C-19-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Baybahn, LLC ✓

Address: 11896 North Highway 14, Tijeras NM 87059

Agent: Isaacson & Arfman, P.A. ✓

Address: 128 Monroe St NE, 87108

SPECIAL INSTRUCTIONS

Notices Must be mailed from the City 15 days prior to the meeting.

Date Mailed: 5-9-03

Signature: K Isaacson

101906401040920332 LEGAL: * 00 1 00 3NORTH ALBUQ ACRES UN 3 TR2 LAND USE:
PROPERTY ADDR: 00000 6900 OAKLAND AVE NE
OWNER NAME: TRAN TAI & DUONG ANNA
OWNER ADDR: 08511 RANCHO DEL CERRO DR NE ALBUQUERQUE NM 87113

101806451840610317 LEGAL: * 01 6 02 8TRACT A UNIT B NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 OAKLAND AVE NE
OWNER NAME: MELLOY BROTHERS MOTOR CO
OWNER ADDR: 07707 LOMAS BL NE ALBUQUERQUE NM 87110

101906418940820321 LEGAL: * 01 2 00 3NORTH ALBUQ ACRES UN 3 TR2 LAND USE:
PROPERTY ADDR: 00000 7420 OAKLAND AVE NE
OWNER NAME: CENTRAL LATIN AMERICAN COUNCIL
OWNER ADDR: 07518 OAKLAND NE ALBUQUERQUE NM 87113

101906417640320333 LEGAL: LT P 1-28 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7419 QUAIL SPRINGS PL NE
OWNER NAME: LESLIE MELODY L & SHAWN J
OWNER ADDR: 07419 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906402140220663 LEGAL: LT P 1-58 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7108 QUAIL SPRINGS PL NE
OWNER NAME: NEWMAN HOMES INC
OWNER ADDR: 00000 ALBUQUERQUE NM 87154

101906402339620662 LEGAL: LT P 1-57 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7112 QUAIL SPRINGS PL NE
OWNER NAME: CARBAJAL RICHARD A & LARA
OWNER ADDR: 07112 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906403639720660 LEGAL: LT P 1-55 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7120 QUAIL SPRINGS PL NE
OWNER NAME: CASTRO JESS & ESTHER TRUSTEE C
OWNER ADDR: 07120 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906404139720659 LEGAL: LT P 1-54 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7124 QUAIL SPRINGS PL NE
OWNER NAME: GILES CHARLES W
OWNER ADDR: 07124 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906404639720658 LEGAL: LT P 1-53 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7128 QUAIL SPRINGS PL NE
OWNER NAME: FAITHE DAVID & SALLY
OWNER ADDR: 07128 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906405139720657 LEGAL: LT P 1-52 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7132 QUAIL SPRINGS PL NE
OWNER NAME: DULABONE CARL N & SHIRLEY A TR
OWNER ADDR: 07132 QUAIL SPRINGS NE ALBUQUERQUE NM 87113

101906405639720656 LEGAL: LT P 1-51 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7136 QUAIL SPRINGS PL NE
OWNER NAME: GIAQUINTO MARK T & GIAQUINTO D
OWNER ADDR: 07136 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906406139720655 LEGAL: LT P 1-50 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7140 QUAIL SPRINGS PL NE
OWNER NAME: CROUCH ANDREA K TRUSTEE CROUCH
OWNER ADDR: 07140 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906406639720654 LEGAL: LT P 1-49 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7144 QUAIL SPRINGS PL NE
OWNER NAME: MARTIN ROBERT EDWARD BALCH
OWNER ADDR: 07144 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906407139720653 LEGAL: LT P 1-48 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7148 QUAIL SPRINGS PL NE
OWNER NAME: SCHIFFER TOM R & ANNE E TRUSTE
OWNER ADDR: 01436 CATRON SE ALBUQUERQUE NM 87123

101906417339720334 LEGAL: LT P 1-29 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7416 QUAIL SPRINGS PL NE
OWNER NAME: ADAMS PAMELA A
OWNER ADDR: 07416 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906407639720652 LEGAL: LT P 1-47 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7200 QUAIL SPRINGS PL NE
OWNER NAME: BLOMBERG MARILYN J & WILLARD C
OWNER ADDR: 07200 QUAIL SPRINGS NE ALBUQUERQUE NM 87113

101906408139720651 LEGAL: LT P 1-46 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7204 QUAIL SPRINGS PL NE
OWNER NAME: GIBSON DONALD & BETTY
OWNER ADDR: 07204 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906408539720650 LEGAL: LT P 1-45 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7208 QUAIL SPRINGS PL NE
OWNER NAME: JOHNSON MABEL F
OWNER ADDR: 07208 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906403039620661 LEGAL: LT P 1-56 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7116 QUAIL SPRINGS PL NE
OWNER NAME: STONE GOLDIALU G REV TRUST
OWNER ADDR: 07116 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906409039720649 LEGAL: LT P 1-44 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7212 QUAIL SPRINGS PL NE
OWNER NAME: EASTHAM BILL G & PAULA KAY
OWNER ADDR: 07212 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906409639720648 LEGAL: LT P 1-43 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7216 QUAIL SPRINGS PL NE
OWNER NAME: LITT EVA L
OWNER ADDR: 07216 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906410139720647 LEGAL: LT P 1-42 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7220 QUAIL SPRINGS PL NE
OWNER NAME: POHLMAN ROBERT S & MARKLEY M
OWNER ADDR: 07220 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906410639720646 LEGAL: LT P 1-41 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7224 QUAIL SPRINGS PL NE
OWNER NAME: KING JANET ROSE
OWNER ADDR: 07224 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906411139720645 LEGAL: LT P 1-40 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7228 QUAIL SPRINGS PL NE
OWNER NAME: DAILEY PAMELA J
OWNER ADDR: 07228 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906411639720644 LEGAL: LT P 1-39 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7232 QUAIL SPRINGS PL NE
OWNER NAME: SANCHORAWALA JAYESH & RUPAL
OWNER ADDR: 07232 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906412739720343 LEGAL: LT P 1-38 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7300 QUAIL SPRINGS PL NE
OWNER NAME: BRANSFORD DORIS M TRUSTEE BRAN
OWNER ADDR: 07300 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906413239720342 LEGAL: LT P 1-37 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7304 QUAIL SPRINGS PL NE
OWNER NAME: HENRY DOROTHY E TRUSTEE HENRY
OWNER ADDR: 07304 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906413739720341 LEGAL: LT P 1-36 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7308 QUAIL SPRINGS PL NE
OWNER NAME: WILLIAMS JOSEPH I & SHIRLEY D
OWNER ADDR: 07308 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906414239720340 LEGAL: LT P 1-35 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7312 QUAIL SPRINGS PL NE
OWNER NAME: BILLMAIER LAWRENCE P TRUSTEE O
OWNER ADDR: 07312 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906414739720339 LEGAL: LT P 1-34 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7316 QUAIL SPRINGS PL NE
OWNER NAME: HONEYCUTT JAMES & ILLENE
OWNER ADDR: 07316 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906415239720338 LEGAL: LT P 1-33 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7400 QUAIL SPRINGS PL NE
OWNER NAME: BENTLEY JEFFREY LEE & MELISSA
OWNER ADDR: 07400 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906415739720337 LEGAL: LT P 1-32 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7404 QUAIL SPRINGS PL NE
OWNER NAME: KUTHAKUN VANNAPHONE & SOUBANH
OWNER ADDR: 07404 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906416239720336 LEGAL: LT P 1-31 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7408 QUAIL SPRINGS PL NE
OWNER NAME: JACKSON WANDA D
OWNER ADDR: 07408 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906416739620335 LEGAL: LT P 1-30 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:
PROPERTY ADDR: 00000 7412 QUAIL SPRINGS PL NE
OWNER NAME: LOVATO WILFRED M & JONES HOLLY
OWNER ADDR: 07412 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101806451738310316 LEGAL: * 01 7 02 8TRA UB N ALBU AC LAND USE:
PROPERTY ADDR: 00000 ALAMEDA BLV NE
OWNER NAME: MELLOY BROS MOTOR COMPANY
OWNER ADDR: 07707 LOMAS BL NE ALBUQUERQUE NM 87110

101906401038720301 LEGAL: * 03 2 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:
PROPERTY ADDR: 00000 6901 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906402538720302 LEGAL: * 03 1 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:
PROPERTY ADDR: 00000 6921 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906404038620303 LEGAL: * 03 0 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:
PROPERTY ADDR: 00000 7001 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906405638620304 LEGAL: * 02 9 00 3TR 2 UNIT 3 NOALBUQ AC LAND USE:
PROPERTY ADDR: 00000 7021 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906407338620305 LEGAL: * 02 8 00 3TR 2 UNIT 3 NOALBUQ AC LAND USE:
PROPERTY ADDR: 00000 7101 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906409038620306 LEGAL: * 02 7 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:
PROPERTY ADDR: 00000 7121 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906410738620307 LEGAL: * 02 6 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:
PROPERTY ADDR: 00000 7201 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906412338620308 LEGAL: * 02 5 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:
PROPERTY ADDR: 00000 7221 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906413938620309 LEGAL: * 02 4 00 3TR 2 UNIT 3 NO ALB AC LAND USE:
PROPERTY ADDR: 00000 7301 ALAMEDA BLV NE
OWNER NAME: HASHEMIAN AHMAD & FATEMAH
OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

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101906415638720310   LEGAL: * 02 3 00 3NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7321 ALAMEDA BLV NE
                        OWNER NAME: MARTINEZ ERNEST A & PATRICIA M
                        OWNER ADDR: 09408   CLEARWATER              ST NW ALBUQUERQUE      NM 87111

101906417238720311   LEGAL: * 02 2 00 3NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7401 ALAMEDA BLV NE
                        OWNER NAME: FIVE STAR PARTNERSHIP
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87197

101906418938720312   LEGAL: * 02 1 00 3NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7421 ALAMEDA BLV NE
                        OWNER NAME: WORDEN JUDE & MARIE
                        OWNER ADDR: 10910   SANTA MONICA             NE ALBUQUERQUE      NM 87122

101906420538720313   LEGAL: * 02 0 00 3NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7501 ALAMEDA BLV NE
                        OWNER NAME: TWOHIG JAMES E & KAREN K TRUST
                        OWNER ADDR: 07301   AZTEC                    NE ALBUQUERQUE      NM 87110

101906422138720314   LEGAL: * 01 9 00 3NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7521 ALAMEDA BLV NE
                        OWNER NAME: LENZEN GENEVIEVE A & BROWN WAL
                        OWNER ADDR: 09609   BASELINE              RD    RANCHO CUCAMONGA  CA 91730

101906423838720315   LEGAL: * 01 8 00 3NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7551 ALAMEDA BLV NE
                        OWNER NAME: BURKE GERALDINE
                        OWNER ADDR: 00207   RICHMOND                 SE ALBUQUERQUE      NM 87106

101806451735410217   LEGAL: * 01 6 02 9TRA UB N ALBU AC                          LAND USE:
                     PROPERTY ADDR: 00000    6708 ALAMEDA BLV NE
                        OWNER NAME: NEW CONCEPTS INC
                        OWNER ADDR: 00508   PARAGON                  SE ALBUQUERQUE      NM 87105

101906401035620232   LEGAL: * 00 1 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    ALAMEDA BLV NE
                        OWNER NAME: NABAVI MEHDI ETUX
                        OWNER ADDR: 05500   HOLMES RUN               PK    ALEXANDRIA        VA 22304

101906402535620231   LEGAL: * 00 2 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    ALAMEDA BLV NE
                        OWNER NAME: NABAVI MEHDI ETUX
                        OWNER ADDR: 05500   HOLMES RUN               PK    ALEXANDRIA        VA 22304

101906404035620230   LEGAL: * 00 3 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7000 ALAMEDA BLV NE
                        OWNER NAME: DILEANIS WILLIAM A
                        OWNER ADDR: 00235   GOLDEN POPPY                 BOSQUE FARMS      NM 87068

101906405735620229   LEGAL: * 00 4 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7020 ALAMEDA BLV NE
                        OWNER NAME: DILEANIS JOHN
                        OWNER ADDR: 02804   MAXIMILLIAN              NW ALBUQUERQUE      NM 87104
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101906407335620228   LEGAL: * 00 5 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7100 ALAMEDA BLV NE
                        OWNER NAME: MILTON M & VINA DEL SOL VENTUR
                        OWNER ADDR: 04909   MESCALERO                NE ALBUQUERQUE      NM 87110

101906409035620227   LEGAL: * 00 6 00 4UNIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES    LAND USE:
                     PROPERTY ADDR: 00000    7120 ALAMEDA BLV NE
                        OWNER NAME: GOSSETT JANICE M
                        OWNER ADDR: 00219   FOX GLEN                 DR    NAPLES            FL 34104

101906410735620226   LEGAL: * 00 7 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7200 ALAMEDA BLV NE
                        OWNER NAME: GOSSETT JANICE M
                        OWNER ADDR: 00219   FOX GLEN                 DR    NAPLES            FL 34104

101906412335620225   LEGAL: * 00 8 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7220 ALAMEDA BLV NE
                        OWNER NAME: PARKER JAMES A ETUX ETAL
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87103

101906413935620224   LEGAL: * 00 9 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7300 ALAMEDA BLV NE
                        OWNER NAME: PARKER JAMES A ETUX ETAL
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87103

101906415635620223   LEGAL: * 01 0 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7320 ALAMEDA BLV NE
                        OWNER NAME: STANS LEONARD ETUX
                        OWNER ADDR: 07436   BRAZOS                   CT NE ALBUQUERQUE      NM 87109

101906417235620222CA LEGAL: LT 1 1 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES CO  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PUBLIC SERVICE CO OF N M
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87158

101906418935620221CA LEGAL: LT 1 2 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES CO  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PUBLIC SERVICE CO OF N M
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87158

101906420535620220   LEGAL: * 01 3 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7500 ALAMEDA BLV NE
                        OWNER NAME: KNAUBER MRS LEO V
                        OWNER ADDR: 07912   CHARGER                  TR NE ALBUQUERQUE      NM 87109

101906422135620219   LEGAL: * 01 4 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7520 ALAMEDA BLV NE
                        OWNER NAME: KNAUBER MRS LEO V
                        OWNER ADDR: 07912   CHARGER                  TR NE ALBUQUERQUE      NM 87109

101906423835520218   LEGAL: * 01 5 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7550 ALAMEDA BLVD NE
                        OWNER NAME: SLICK STEVEN G & JOAN F
                        OWNER ADDR: 11035   MENAUL                   BL NE ALBUQUERQUE      NM 87112
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101906422133220214   LEGAL: * 01 9 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7521 SIGNAL AVE NE
                        OWNER NAME: DR HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                  NE ALBUQUERQUE      NM 87113
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101906423833220215   LEGAL: * 01 8 00 4NORTH ALBUQ ACRES UN 3 TR2                LAND USE:
                     PROPERTY ADDR: 00000    7551 SIGNAL AVE NE
                        OWNER NAME: POHL COSME & MYRNA LIVING TRUS
                        OWNER ADDR: 05958   CARLOS REY               CI SW ALBUQUERQUE      NM 87121
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101906410336221836   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
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"Attachment A"

Ruth Lozano, Isaacson and Arfman, P.A.
Zone Map: C-19

NOR ESTE N.A. (R)
***Paul Grunwald**
7700 Rio Guadalupe NE/87122 275-7313 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

NORTH DOMINGO BACA N.A. (R)
***Jeff Peterson**
7205 Peregrine Rd. NE/87113 797-3477 (h)
Tracey Bowen
8616 Coppell Ct. NE/87113 797-1549 (h)

THE QUAIL SPRINGS N.A. (R)
***Robert M. Fresques**
7231 Quail Springs Pl. NE/87113 797-7231 (h) 667-5771 (w)
Betty Haworth
7123 Quail Springs NE/87113 828-2780 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 2, 2003 Certified Mail 7002 2410 0001 1545 0411

Mr. Paul Grunwald
Nor Este Neighborhood Association
7700 Rio Guadalupe NE
Albuquerque, NM 87122

RE: Trementina Subdivision
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3, Block 4, Lots 6 thru 14)

Dear Mr. Grunwald:

As the consulting engineers for the above referenced site, we are writing to inform the Nor Este Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GD/rtl
Attachment

7002 2410 0001 1545 0411

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

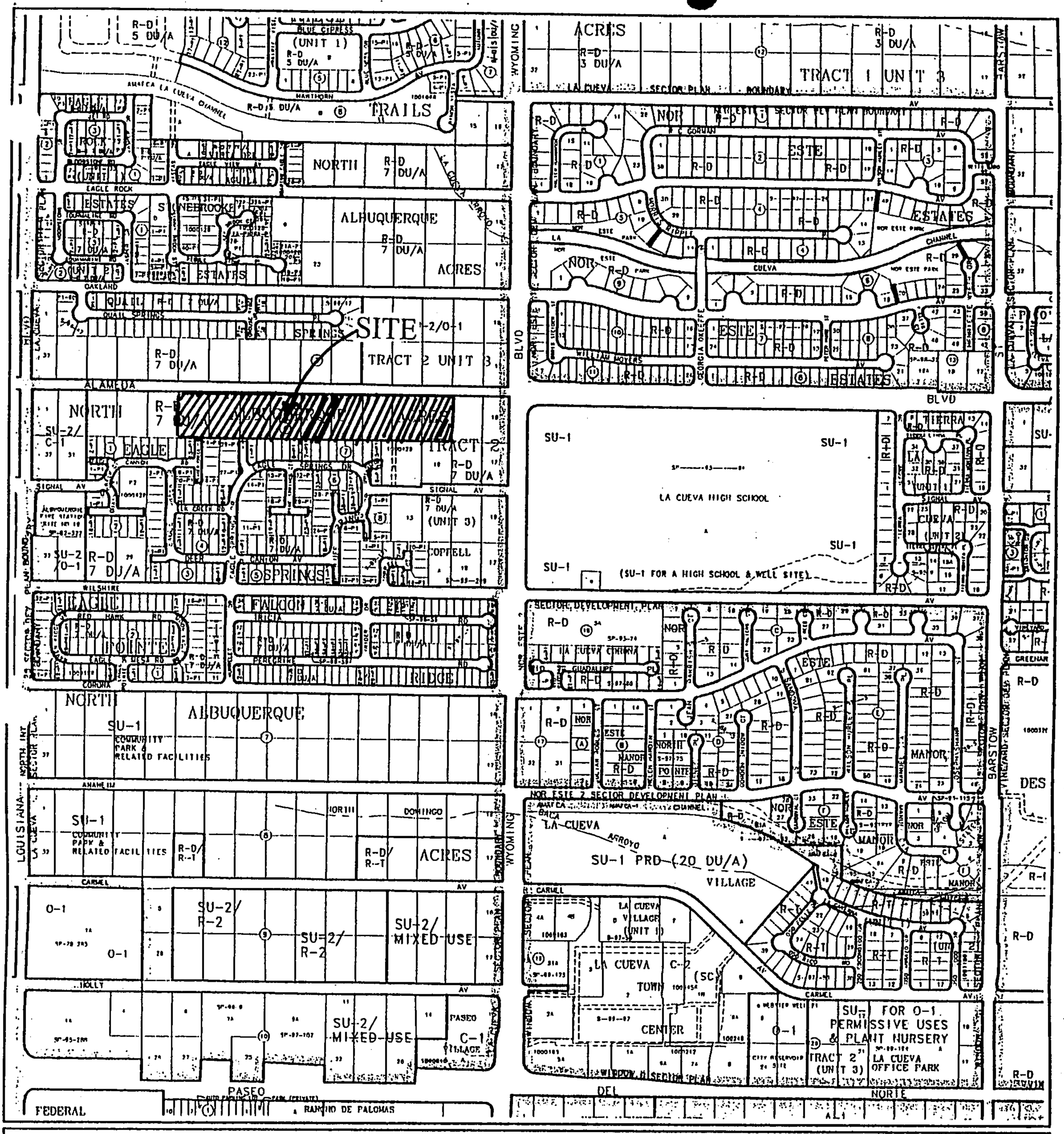
Postage	$ 0.37
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

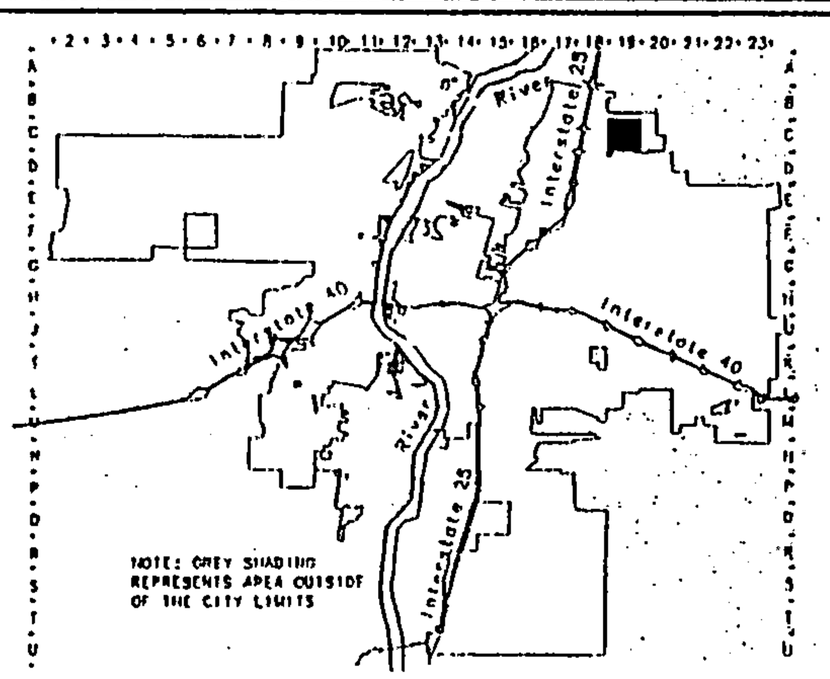
ALBUQUERQUE NM 87122
HIGHLAND STA
MAY 2 2003
USPS

UNIT ID: 0108
Postmark Here
Clerk: KZ4YYX
05/02/03

Sent To Paul Grunwal
Nor Este NA
Street, Apt. No.; or PO Box No. 7700 Rio Guadalupe NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: BOYHAHN, L.L.C. **Date of request:** 5/2/03 **Zone atlas page(s):** C-19

CURRENT:
Zoning R-D/SU-1 (7 D.U./AC)
Parcel Size (acres / sq.ft.) _____

Legal Description -
Lot or Tract # LOTS 6-14, TR. 2 Block # 4
Subdivision Name N.A.A., UNIT 3

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision	[X]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[ ]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:

No construction / development	[ ]
New Construction	[X]
Expansion of existing development	[ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 63
Building Size - 1700 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Geneviève [signature] Date 5/2/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[signature] 5-02-03
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

ENVIRONMENTAL HEALTH DATE

Required **TIS** and / or **AQIA** **must be completed prior to applying to the EPC**. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	**- SUBMITTED**	___/___/___	TRAFFIC ENGINEER	DATE
	- FINALIZED	___/___/___		
AQIA	**- SUBMITTED**	___/___/___	ENVIRONMENTAL HEALTH	DATE
	- FINALIZED	___/___/___		

Claire

Current DRC Project Number: ~~ORIGINAL~~

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 6/25/03
Date Site Plan Approved: 6/25/03
Date Preliminary Plat Approved: 6/25/03
Date Preliminary Plat Expires: 6/25/04
DRB Project No.: 1002639
DRB Application No.: 03-00717
△1 9/16/03

TREMENTINA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6-14, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 4
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may included those items in the listing and related financial guarantee. Like[illegible], if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Via Contenta	Via de Paz	hammerhead	/	/	/
		mtbl	Curb & Gutter	"	"	"	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		2'	4" Thick Brick Patterned Conc - tan (both sides, between curb & sdwk) or 6' sidewalk	"	(1) △3 △2 "	"	/	/	/
		8"	Waterline (Pressure Zone 3E)	"	"	Via Feliz	/	/	/
		6"	Waterline (Pressure Zone 4ER)	"	Via Feliz	hammerhead	/	/	/
		8"	SAS	"	Via de Paz	"	/	/	/
		24"	RCP Storm Drain	"	"	Lot ~~15~~ 10, Blk A	/	/	/
		24"	RCP Storm Drain	"	20' Drainage Easement on Lot 17, Blk A	Lot 27, blk A	/	/	/
		32' F-F	Residential Paving	Via de Paz	Alameda Blvd	Via Contenta	/	/	/
		22' F-F	Residential Paving	"	Via Contenta	Lot 4, Blk A	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		mtbl	Curb & Gutter	Via de Paz	Alameda Blvd	Lot 4, Blk A	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		8"	Waterline (Pressure Zone 3E)	"	"	"	/	/	/
		8"	SAS	"	"	"	/	/	/
		24"	RCP Storm Drain	"	"	Via Contenta	/	/	/
		~~32'~~ 28' F-F	Residential Paving	Via Feliz	Alameda Blvd	Via Contenta	/	/	/
		mtbl	Curb & Gutter	"	"	"	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		6"	Waterline (Pressure Zone 4ER)	"	"	"	/	/	/
		8"	Waterline (Pressure Zone 3E)	"	"	"	/	/	/
		24"	RCP Storm Drain	"	"	"	/	/	/
		30"	RCP Storm Drain	20' Drainage Easement on Lot 17, Blk A	Via Contenta	south property line (ex Storm Drain stub)	/	/	/
		6"	Waterline (Pressure Zone 3E)	20' Waterline Easement on Lot 16, Blk A	"	"	/	/	/
		6"	Waterline (Pressure Zone 4ER)	20' Waterline Easement on Lot 27, Blk A	Via Contenta	south property line	/	/	/
		6"	Waterline (Pressure Zone 4ER)	Via Contenta hammerhead	Alameda	Via Contenta	/	/	/
		30' F-F (9)	Arterial Paving (2) (Half width)	Alameda Blvd	west property line	east property line	/	/	/
		std	Curb & Gutter (south side only)	"	"	"	/	/	/
		median	Curb & Gutter (south side only)	"	"	"	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		6'	PCC Sidewalk (north side only)	Alameda Blvd	west property line	east property line	/	/	/
		8"	Waterline (Pressure Zone 3E)	"	Louisiana Blvd	Via Feliz	/	/	/
		8"	Waterline (Pressure Zone 4ER)	"	Via Feliz	Wyoming Blvd	/	/	/
		8"	SAS	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		24"-30"	RCP Storm Drain	"	"	Via de Paz	/	/	/
		5.44 Ac-ft	Temp Retention Pond w/ easmt, Covenant & Agreement, and emergency overflow	Lots 1 & 2, Tract 2, Unit 3, Block 4			/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES:

1. Sidewalks to be deferred on both sides.
2. Includes 2 driving lanes and one bike lane.
3. 8" waterline length may be decreased if new development to the north of Alameda Blvd creates a waterline loop prior to release of financial guarantees.
4. Residential lighting per DPM.
5. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private reatining walls as defined on the approved grading plan.
6. All water to include fire hydrants, valves, and apprutenances per DPM.
7. Storm drain sizes are subject to change per final DRC determination.
8. Curb & gutter on both sides, unless otherwise noted.
9. Alameda Blvd to include 2 left turn lanes

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
GENEVIEVE DONART NAME (print)	DRB CHAIR - date 6/25/03	Christina Sandoval 6/25/03 PARKS & ~~GENERAL SERVICES~~ Recreation - date
ISAACSON & ARFMAN, P.A. FIRM	TRANSPORTATION DEVELOPMENT - date 6-25-03	AMAFCA - date
Genevieve Donart 6/23/03 SIGNATURE - date	UTILITY DEVELOPMENT - date 6/25/03	- date
	CITY ENGINEER - date 6/25/03	- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 6-25-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/16/03			Genevieve L. Donart
2	7-18-05			Gilbert A. R
3	8/17/05			Genevieve L. Donart

Claire

Current DRC Project Number: ~~ORIGINAL~~

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 6/25/03
Date Site Plan Approved: 6/25/03
Date Preliminary Plat Approved: 6/25/03
Date Preliminary Plat Expires: 6/25/04
DRB Project No.: 1002639
DRB Application No.: 03-00717
△1 9/16/03

TREMENTINA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6-14, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 4
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may included those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Via Contenta	Via de Paz	hammerhead	/	/	/
		mtbl	Curb & Gutter	"	"	"	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		2'	4" Thick Brick Patterned Conc - tan (both sides, between curb & sdwk) or 6' sidewalk △2	"	"	"	/	/	/
		8"	Waterline (Pressure Zone 3E)	"	"	Via Feliz	/	/	/
		6"	Waterline (Pressure Zone 4ER)	"	Via Feliz	hammerhead	/	/	/
		8"	SAS	"	Via de Paz	"	/	/	/
		24"	RCP Storm Drain	"	"	Lot ~~15~~ 10, Blk A	/	/	/
		24"	RCP Storm Drain	"	20' Drainage Easement on Lot 17, Blk A	Lot 27, blk A	/	/	/
		32' F-F	Residential Paving	Via de Paz	Alameda Blvd	Via Contenta	/	/	/
		22' F-F	Residential Paving	"	Via Contenta	Lot 4, Blk A	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		mtbl	Curb & Gutter	Via de Paz	Alameda Blvd	Lot 4, Blk A	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		8"	Waterline (Pressure Zone 3E)	"	"	"	/	/	/
		8"	SAS	"	"	"	/	/	/
		24"	RCP Storm Drain	"	"	Via Contenta	/	/	/
		28' ~~32'~~ F-F	Residential Paving	Via Feliz	Alameda Blvd	Via Contenta	/	/	/
		mtbl	Curb & Gutter	"	"	"	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		6"	Waterline (Pressure Zone 4ER)	"	"	"	/	/	/
		8"	Waterline (Pressure Zone 3E)	"	"	"	/	/	/
		24"	RCP Storm Drain	"	"	"	/	/	/
		30"	RCP Storm Drain	20' Drainage Easement on Lot 17, Blk A	Via Contenta	south property line (ex Storm Drain stub)	/	/	/
		6"	Waterline (Pressure Zone 3E)	20' Waterline Easement on Lot 16, Blk A	"	"	/	/	/
		6"	Waterline (Pressure Zone 4ER)	20' Waterline Easement on Lot 27, Blk A	Via Contenta	south property line	/	/	/
		6"	Waterline (Pressure Zone 4ER)	Via Contenta hammerhead	Alameda	Via Contenta	/	/	/
		30' F-F (9)	Arterial Paving (2) (Half width)	Alameda Blvd	west property line	east property line	/	/	/
		std	Curb & Gutter (south side only)	"	"	"	/	/	/
		median	Curb & Gutter (south side only)	"	"	"	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #						Private Inspector	City Inspector	City Const Engineer
		6'	PCC Sidewalk (north side only)	Alameda Blvd	west property line	east property line	/	/	/
		8"	Waterline (Pressure Zone 3E)	"	Louisiana Blvd	Via Feliz	/	/	/
		8"	Waterline (Pressure Zone 4ER)	"	Via Feliz	Wyoming Blvd	/	/	/
		8"	SAS	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		24"-30"	RCP Storm Drain	"	"	Via de Paz	/	/	/
		5.44 Ac-ft	Temp Retention Pond w/ easmt, Covenant & Agreement, and emergency overflow	Lots 1 & 2, Tract 2, Unit 3, Block 4			/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES:

1. Sidewalks to be deferred on both sides.
2. Includes 2 driving lanes and one bike lane.
3. 8" waterline length may be decreased if new development to the north of Alameda Blvd creates a waterline loop prior to release of financial guarantees.
4. Residential lighting per DPM.
5. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private reatining walls as defined on the approved grading plan.
6. All water to include fire hydrants, valves, and apprutenances per DPM.
7. Storm drain sizes are subject to change per final DRC determination.
8. Curb & gutter on both sides, unless otherwise noted.
9. Alameda Blvd to include 2 left turn lanes

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
GENEVIEVE DONART NAME (print)	Sherman Matson 6/25/03 DRB CHAIR - date	Christina Sandoval 6/25/03 PARKS & ~~GENERAL SERVICES~~ Recreation - date
ISAACSON & ARFMAN, P.A. FIRM	6-25-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Genevieve Donart 6/23/03 SIGNATURE - date	Roger Green 6/25/03 UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 6-25-05	Brad D. Bjorum 6/25/03 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9/16/03			Genevieve L. Donart
2	7-18-05			Eddie A. Rodriguez

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

____ Major Subdivision action
X Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING & PLANNING Z

____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (Phase I, II, III)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: RAYLEE HOMES PHONE: 263-9956
ADDRESS: PO Box 1443 FAX: 892-4212
CITY: CORRALES STATE NM ZIP 87048 E-MAIL:
Proprietary interest in site: owner
AGENT (if any): COMMUNITY SCIENCES CORPORATION PHONE: 897-0000
ADDRESS: PO Box 1328 FAX: 898-5195
CITY: CORRALES STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

DESCRIPTION OF REQUEST: 2 lot subdivision
Prelim & Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. lot 17 Block: A Unit: -
Subdiv. / Addn. TREMENTINA SUBDIVISION
Current Zoning: R D7 DU/A Proposed zoning: NO CHANGE
Zone Atlas page(s): C-19-Z No. of existing lots: 1 No. of proposed lots: 2
Total area of site (acres): 0.1091 Density if applicable: dwellings per gross acre: - dwellings per net acre: -
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101906415134320249 MRGCD Map No. -
LOCATION OF PROPERTY BY STREETS: On or Near: VIA CONTENTA NE (OFF ALAMEDA)
Between: WYOMING and LOUISIANA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-; AX_,Z_, V_, S_, etc.): 1002639

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE Thomas W Patrick DATE 2/15/2005
(Print) THOMAS W. PATRICK ___ Applicant X Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03

☐ INTERNAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - 00307	P&F	S(3)	$ 285.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
- -			$

Hearing date 2-23-05

Total $ 305.00

2-15-05
Planner signature / date

Project # 1002639

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)** NO INTERNAL ROUTING
Pend **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

THOMAS W. PATRICK
Applicant name (print)

Thomas W. Patrick 2/15/2005
Applicant signature / date

Form revised 3/03, 8/03 and 11/03

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - 00307
___ - ___ - ___
___ - ___ - ___

2-15-05
Planner signature / date

Project # 1002639

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P. O. Box 1328
Corrales, NM 87048

February 15, 2005

City of Albuquerque
Development Review Board
Plaza Del Sol, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102
Attn: Ms. Claudia Smith

RE: Minor Subdivision Plat Submittal – Lot 17A and H.O.A., Tract A, Block A, Trementina Subdivision

Dear Board Member:

Community Sciences Corporation, as agent for Raylee Homes and the Trementina Homeowner's Association, hereby applies for Minor Subdivision Preliminary/Final Plat Approval for the plat titled "Lot17A and H.O.A. Tract A, Block A, Trementina Subdivision".

The purpose of this plat is to divide the existing Lot 17 into a new residential Lot 17A and a new H.O.A. Tract A. All easements and easement maintenance conditions will remain the same. There is no dedication of new street right-of-way. The buyer of lot 17 does not wish to be burdened with the easement maintenance responsibilities called for on the plat, thus the creation of the H. O. A. Tract A and assumption of said maintenance by the Homeowner's Association.

Please contact me at 259-0883 if you have any questions or concerns.

Thomas W. Patrick

Thomas W. Patrick
New Mexico Professional Surveyor

TWP/meb

J:\CSC_WORD\Letters 2005\02-05-05.ltr.doc
RR# N313-01M-690

community sciences corporation

P. O. Box 1328
Corrales, NM 87048

February 15, 2005

City of Albuquerque
Development Review Board
Plaza Del Sol, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102
Attn: Ms. Claudia Smith

RE: Minor Subdivision Plat Submittal – Lot 17A and H.O.A., Tract A, Block A, Trementina Subdivision

Dear Board Member:

Community Sciences Corporation, as agent for Raylee Homes and the Trementina Homeowner's Association, hereby applies for Minor Subdivision Preliminary/Final Plat Approval for the plat titled "Lot17A and H.O.A. Tract A, Block A, Trementina Subdivision".

The purpose of this plat is to divide the existing Lot 17 into a new residential Lot 17A and a new H.O.A. Tract A. All easements and easement maintenance conditions will remain the same. There is no dedication of new street right-of-way. The buyer of lot 17 does not wish to be burdened with the easement maintenance responsibilities called for on the plat, thus the creation of the H. O. A. Tract A and assumption of said maintenance by the Homeowner's Association.

Please contact me at 259-0883 if you have any questions or concerns.

Thomas W. Patrick
New Mexico Professional Surveyor

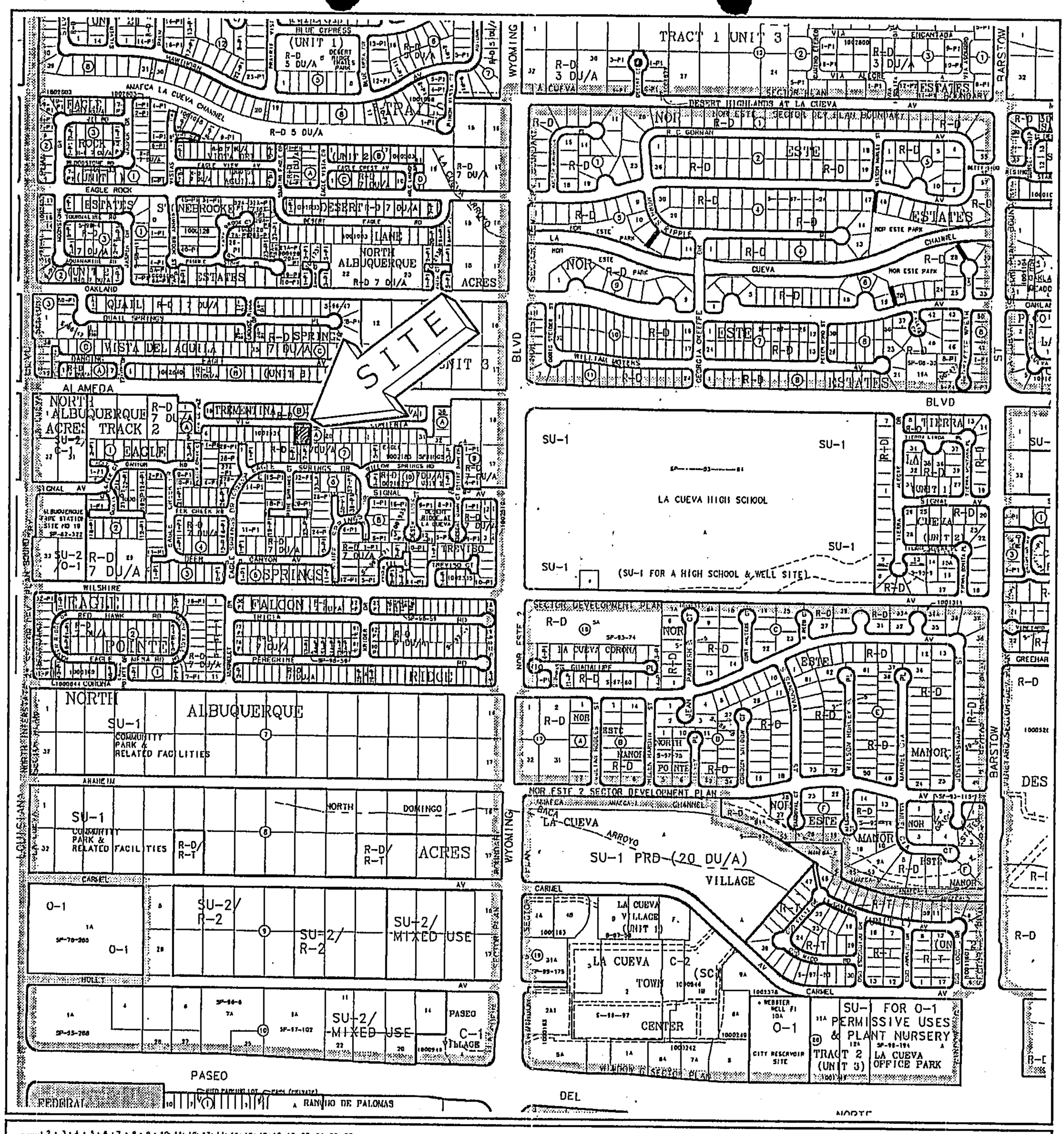
TWP/meb

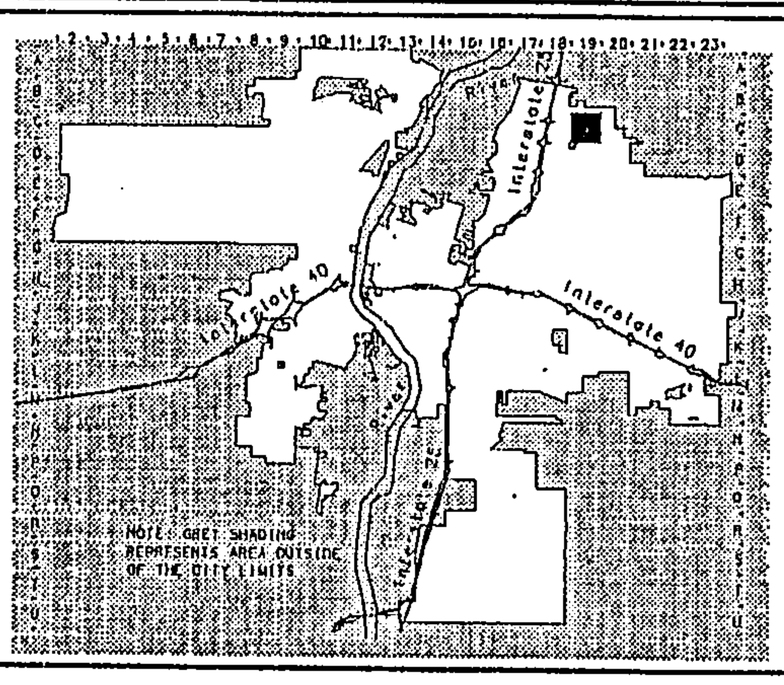
J:\CSC_WORD\Letters 2005\02-05-05.ltr.doc
RR# N313-01M-690

3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

Zone Atlas Page

C-19-Z

Map Amended through July 06, 2004

DATE: 02/03/05	
SCALE: 1"=30'	
CREW: JAK/JAS	
DRAWN: JJS	
JOB NO. 313-02-001	

community sciences corporation

LAND PLANNING - ENGINEERING - LAND SURVEYING
P.O. BOX 1328, CORRALES, NEW MEXICO 87048
PHONE 505/897-0000

RAYLEE HOMES
4131 BARBARA LOOP, SUITE 2C
RIO RANCHO, NEW MEXICO 87124
892-5533

IMPROVEMENT LOCATION REPORT

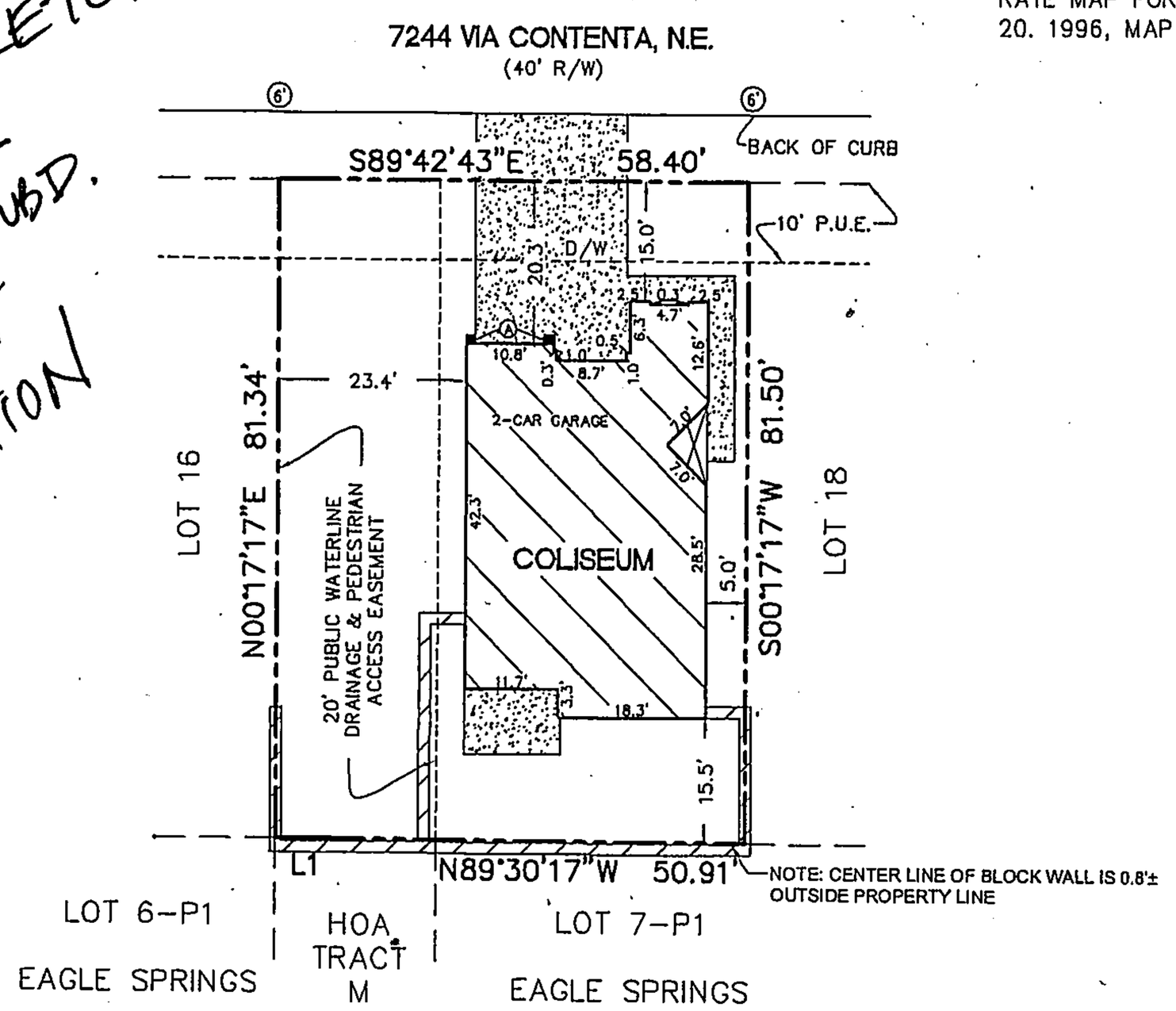
LOT 17, BLOCK A
TREMENTINA SUBDIVISION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

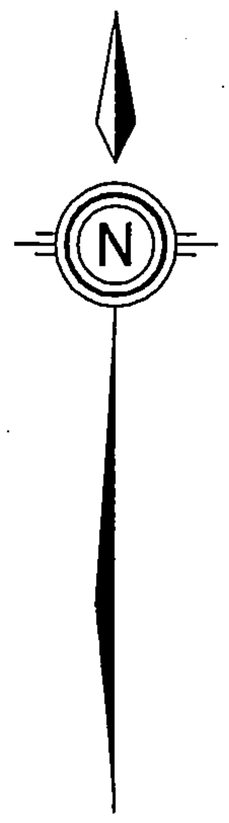
NOTES:
1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN THE NOTES ON THE RECORDED PLAT.
2. THIS IS NOT A BOUNDARY SURVEY.
3. NO PORTION OF THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREAS AO (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED, FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED SEPTEMBER 20. 1996, MAP NO. 35001C0 - 137 & 141 D).

LEGEND

- ⑥ FND 6' REFERENCE POINT
- BLOCK WALL (HEIGHT VARIES) (TYP.)
- COVERED AREA

SITE SKETCH FOR MINOR SUBD. PLAT APPLICATION





L1: N89°54'16"W 7.49'

LEGAL DESCRIPTION

LOTS NUMBERED SEVENTEEN (17) IN BLOCK LETTERED "A", OF TREMENTINA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "PLAT FOR TREMENTINA SUBDIVISION, BEING A REPLAT OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 4, LOTS 6 THRU 14, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, T. 11N., R. 4E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER 2003", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 18, 2003 IN PLAT BOOK 2003C, PAGE 380.

TWP
Community Sciences Corporation
N.M. Professional Surveyor # 12651

Date: _____

THIS IS TO CERTIFY:
TO TITLE COMPANY: NEW MEXICO TITLE COMPANY; TO UNDERWRITER: LAWYERS TITLE INSURANCE CORPORATION;

TO LENDER: _____ that on JANUARY 31, 20 05, I, THOMAS W. PATRICK, N.M.P.S. No. 12651, made an inspection of the premises situated at 7244 VIA CONTENTA NE, ALBUQUERQUE, BERNALILLO County, New Mexico briefly described as LOT 17, BLOCK A, TREMENTINA.
PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). SEE LEGAL DESCRIPTION
NOTE: The error of closure is less than one foot of error for every 20,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. GF#-45714 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

"THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE"

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): *
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: *
3. Evidence of cemeteries or family burial grounds located on said premises (show location): *
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties(show location): *
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: *
6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): *
7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
8. Is the property improved? (If structure appears to encroach or appears to violate set back lines, show approximate distances): YES
9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
10. Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

* NOT APPLICABLE, UNLESS SO INDICATED ON THE ABOVE SKETCH

F:\CERTS\SUBD\TREMENTINA\LOT 17 BLK A.dwg, 2/15/2005 10:28:57 AM

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Raylee Homes

AGENT Community Sciences

ADDRESS

PROJECT & APP # 1002639/05 DRB 00307

PROJECT NAME Tremontana Subd.

$ 20.00 441032/3424000 Conflict Management Fee

$ 285.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 305.00 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an*

COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328
CORRALES, N.M. 87048
(505) 897-0000

31571

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

Exactly Three hundred five and no / 100 Dollars

DATE 2/15/2005

AMOUNT $305.00

PAY TO THE ORDER OF City of Albuquerque

2/15/2005 12:05PM
RECEIPT# 00035472 WS# 006 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000
Trans Amt $305.00
124 Misc

N313-01m-900-900 Submittal

⑈031571⑈ ⑆107000783⑆ 2504147455⑈

Security Features Included. Details on back.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- ___ ...for Subdivision Purposes
- ___ ...for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING & PLANNING Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Two Joes, L.L.C. PHONE: 271-1030
ADDRESS: 4402 Canyon Court NE FAX:
CITY: ABQ STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: Major Subdivision Final Plat Approval tbka Trementina Subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 6 thru 14, Tract 2 Block: 4 Unit: 3
Subdiv. / Addn. North Albuquerque Acres
Current Zoning: RD/ , 7DU/AC Proposed zoning: Same
Zone Atlas page(s): C19 No. of existing lots: 9 No. of proposed lots: 61
Total area of site (acres): 9.0101 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. See attached list MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd. NE
Between: Louisiana Blvd. NE and Wyoming Blvd. NE

CASE HISTORY: Proj# 1002639
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB-00719, 03DRB-00720, 03DRB00721, 03DRB-00722, 03DRB-00717

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE [signature] DATE 12/2/03
(Print) Genny Donart ___ Applicant X Agent

Form revised 9/01, 3/03, 7/03

FOR OFFICIAL USE ONLY

☐ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☑ Site is within 1000ft of a landfill No
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - - 02026	FP	S3	$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date Dec 10 2003

[signature] 12/2/03
Planner signature / date

Project # 1002639

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Design elevations & cross sections of perimeter walls 3 copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
SAM SIA financial guaranty verification IN PROCESS w/ KC (Legal DRC)
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.
to AGIS.

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Genny Donart
Applicant name (print)

Genny Donart 12/2/03
Applicant signature / date

Form revised 3/03 and 8/03

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

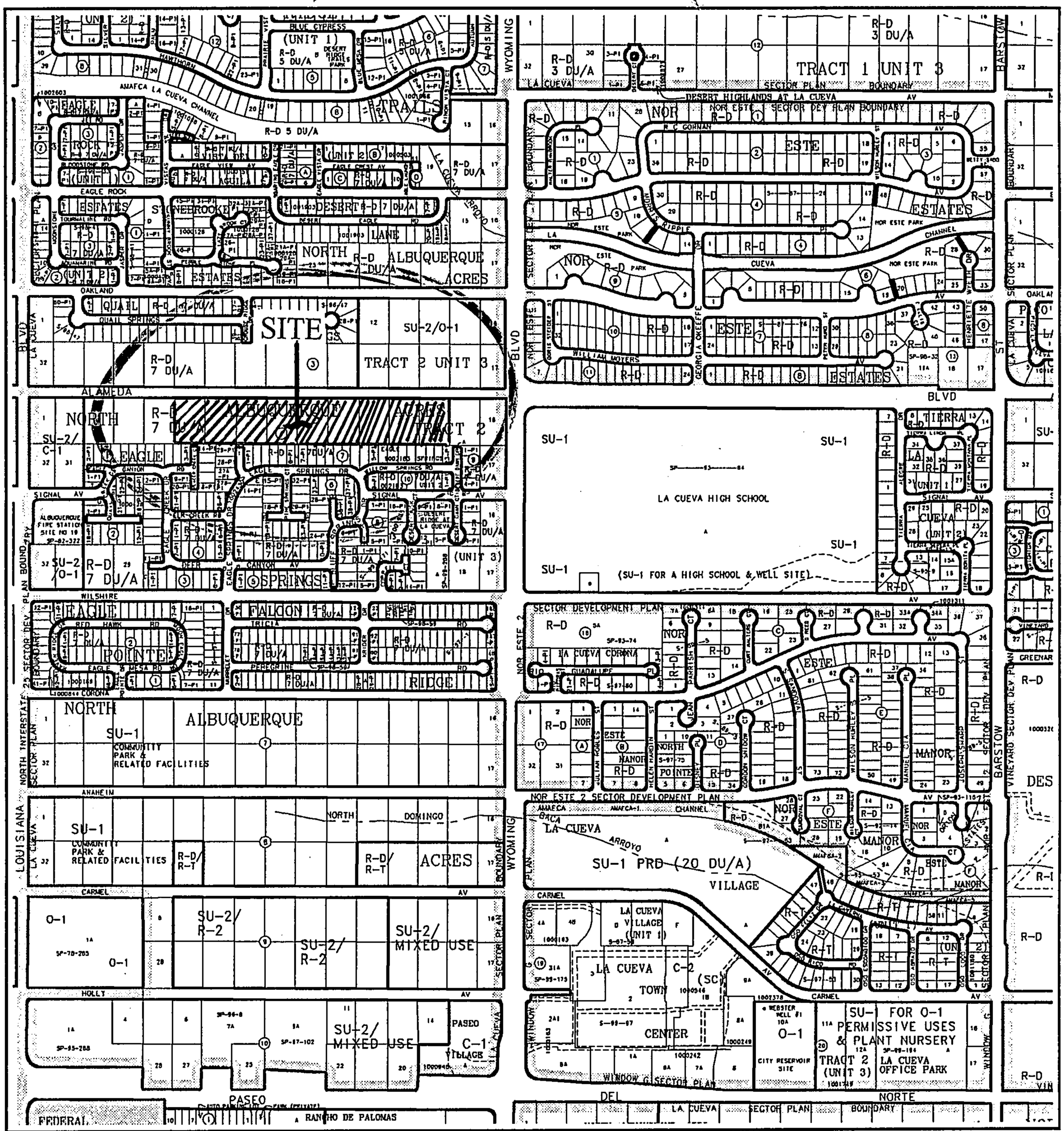
Application case numbers
03DRB - - 02026
- -
- -

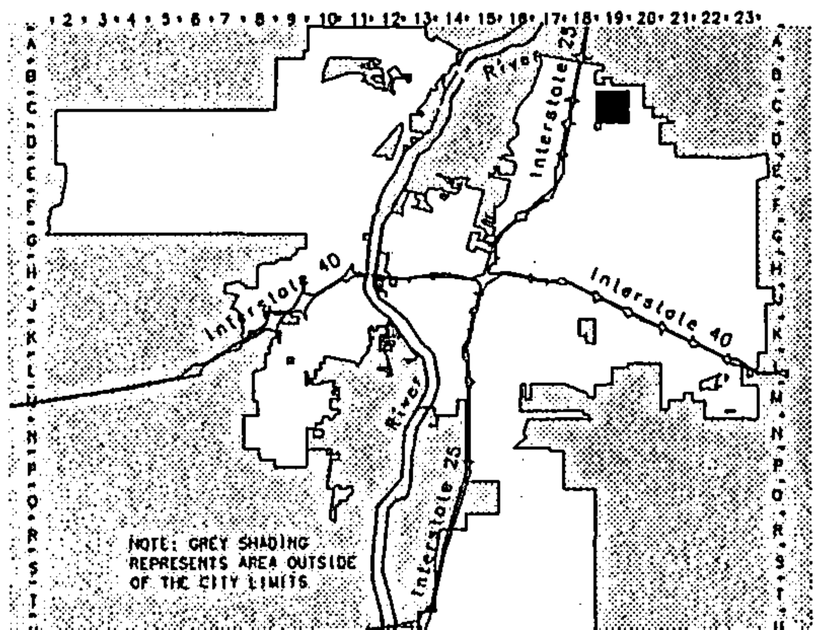
JAN 12/2/03
Planner signature / date

Project # 1002639

Trementina Subdivision
PROJECT NO. 1002639

Lot	UPC
6	101906409035620227
7	101906410735620226
8	101906412335620225
9	101906413935620224
10	101906415635620223
11	101906417235620222CA
12	101906418935620221CA
13	101906420535620220
14	101906422135620219





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

TREASURY DIVISION DAILY DEPOSIT
PARKS AND RECREATION DEPARTMENT CASH IN LIEU

Prepared By: Christina Sandoval Phone Number: 768-5328

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
$27,169.40	305	461611	7213080

Project Number: 1002639

APP Number: 03DRB00717

Computed as follows:

for Park Land Dedication Cash In Lieu:

Estimate of Value	X	Sq. Ft. Req.	X	# of Lots/Units
$2.62		170		61

for Open Space Dedication Cash In Lieu:

Estimate of Value	X	Remaining Req't.(sq. ft.)
$2.62		23,751.00

Subdivision: Lots 6-14, Block 4, Tract 2, NAA, Trementina Subdivision

Known As: Trementina Subdivision

Zone Page: G-19 Cash In Lieu District: North Albuquerque

03DRB-00717

These monies collected as a fee under Zoning Ordinance 14-16-9-3, in-lieu of dedication of land for a park.

These monies collected as a fee under Zoning Ordinance Section 14-16-3-8 in-lieu of decication of land for detached open space.

VALIDATION STAMP:

```
***DUPLICATE***
City Of Albuquerque
Treasury Division

12/05/2003        3:01PM        LOC: ANNX
RECEIPT# 00016990 WS# 007  TRANS# 0041
Account  461611      Fund 0305
Activity 7213080              TRSLJS
Trans Amt            $27,169.40
J24 Misc                        $27,169.40
 CK                             $27,169.40
CHANGE                               $0.00
```

No. of Lots: 61
Nearest Major Streets
Alameda Blvd. NE & Wyoming Blvd. NE

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 2nd day of December, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Two Joes, L.L.C. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability * , whose address is 4402 Canyon Court NE, ABQ, NM 87111 and whose telephone number is (505) 271-1030, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.
*corporation

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 6 thru 14, Tract 2, Unit 3, Block 4, North ** , recorded on 09/10/31 in the records of the Bernalillo County Clerk at Book D1, page# 20 ~~through~~ --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Two Joes, L.L.C. ("Owner"). **Albuquerque Acres

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Trementina Subdivision describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 25th day of June, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 702482.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 29.00
2003215994
5999028
Page: 1 of 11
12/02/2003 03:40P
Bk-A69 Pg-5537

Claire

For PRB 1 0026 3 9 submitted

Isaacson & Aufman, I think they

are to be heard on the 10th

5/28/03

Mr. Stone:
High Density
Views
Alameda Blvd expansion
Sidewalk Deferrals

Joe Yardumian:
Nor Este N.A.
Still reviewing plans

Trail Connections

7G-1 – De-emphasize garages
7O-R-2 NP Wood fences
10-R-3 Long expanses of unbroken walls

6-1-2
Through Streets
Trails

*Deadline for new submittals
Friday, June 6th 5PM

5/23/03

Joel Jenny:

Site Plan doesn't meet revised Plat.

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002639
DRB Application No.: _____

TREMENTINA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6-14, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 4
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may included those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Via Contenta	Via de Paz	hammerhead	/	/	/
		mtbl	Curb & Gutter	"	"	"	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		8"	Waterline	"	"	Via Feliz	/	/	/
		6"	Waterline	"	Via Feliz	hammerhead	/	/	/
		8"	SAS	"	Via de Paz	"	/	/	/
			RCP Storm Drain	"	"	Lot 15, Blk A	/	/	/
			RCP Storm Drain	"	20' Drainage Easement on Lot 16, Blk A	Via Feliz	/	/	/
		32' F-F	Residential Paving	Via de Paz	Alameda Blvd	Via Contenta	/	/	/
		22' F-F	Residential Paving	"	Via Contenta	Lot 4, Blk A	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		mtbl	Curb & Gutter	Via de Paz	Alameda Blvd	Lot 4, Blk A	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		8"	Waterline	"	"	"	/	/	/
		8"	SAS	"	"	"	/	/	/
			RCP Storm Drain	"	"	"	/	/	/
		32' F-F	Residential Paving	Via Feliz	Alameda Blvd	Via Contenta	/	/	/
		mtbl	Curb & Gutter	"	"	"	/	/	/
		4'	PCC Sidewalk (1) (both sides)	"	"	"	/	/	/
		6"	Waterline	"	"	"	/	/	/
		8"	Waterline	"	"	"	/	/	/
			RCP Storm Drain	"	"	"	/	/	/
			RCP Storm Drain	20' Drainage Easement on Lot 16, Blk A	Via Contenta	south property line	/	/	/
		6"	Waterline	20' Waterline Easement on Lot 16, Blk A	"	"	/	/	/
		6"	Waterline	20' Waterline Easement on Lot 27, Blk A	Via Contenta	south property line	/	/	/
		30' F-F	Arterial Paving (2) (Half width)	Alameda Blvd	west property line	east property line	/	/	/
		std	Curb & Gutter (south side only)	"	"	"	/	/	/
		median	Curb & Gutter (south side only)	"	"	"	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6'	PCC Sidewalk (north side only)	Alameda Blvd	west property line	east property line	/	/	/
		8"	Waterline (3)	"	Louisiana Blvd	Via Feliz	/	/	/
		6"	Waterline (4)	"	Via Feliz	Wyoming Blvd	/	/	/
		8"	SAS (5)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
			RCP Storm Drain (5)	"	"	"	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES:

1. Sidewalks to be deferred on both sides.
2. Includes 2 driving lanes and one bike lane.
3. 8" waterline length may be decreased if new development to the north of Alameda Blvd creates a waterline loop prior to release of financial guarantees. Portion of waterline from Louisiana Blvd to the west property line is not required to be financially guaranteed if guaranteed by other development.
4. Portion of waterline from east property line to Wyoming is not required to be financially guaranteed if constructed by other development.
5. Not required to be financially guaranteed if guaranteed by other development.
6. Residential lighting per DPM.
7. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private reatining walls as defined on the approved grading plan.
8. All water to include fire hydrants, valves, and apprutenances per DPM.
9. Storm drain sizes are subject to change per final DRC determination.
10. Curb & gutter on both sides, unless otherwise noted.

AGENT/OWNER

GENEVIEVE L. DUWART
NAME (print)

ISAACSON & AREMAN
FIRM

Genevieve L. Duwart 5/2/03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____
DRB CHAIR - date

_____
TRANSPORTATION DEVELOPMENT - date

_____
UTILITY DEVELOPMENT - date

_____
CITY ENGINEER - date

_____
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____
_____ - date

_____
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
X Major Subdivision action		____ Annexation & Zone Establishment	
____ Minor Subdivision action		____ Sector Plan	
____ Vacation	V	____ Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
SITE DEVELOPMENT PLAN	P	**APPEAL / PROTEST of...**	A
____ ...for Subdivision Purposes		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
____ ...for Building Permit			
____ IP Master Development Plan			
____ Cert. of Appropriateness (LUCC)	L		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Boyhahn, LLC PHONE: 281-9593
ADDRESS: 14896 North Highway 14 FAX: 281-4368
CITY: Tijeras STATE NM ZIP 87059 E-MAIL:
Proprietary interest in site: owner
AGENT (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe St. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: Major Subdivision Preliminary plat approval; Site Development Plan; Variance from min. stds. of the DPM, SW waiver & deferral

Is the applicant seeking incentives pursuant to the Family Housing Development Program? X Yes. X No. FA

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 6-14, Tract 2 Block: 4 Unit: 3
Subdiv. / Addn. North Albuquerque Acres Trementina Subdivision
Current Zoning: RD/SU-1 7DU/ac Proposed zoning: no change
Zone Atlas page(s): C-19 No. of existing lots: 9 No. of proposed lots: 63
Total area of site (acres): 9.0036 Density if applicable: dwellings per gross acre: 7DU/ac dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
UPC No. SEE ATTACHED MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: S. Side Alameda Blvd.
Between: Louisiana Blvd. and Wyoming Blvd.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE Genevieve Dart DATE 5/2/03
(Print) GENEVIEVE DONART ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised September 2001

INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☑ Site is within 1000ft of a landfill
- ☑ F.H.D.P. density bonus
- FA ☒ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - -00717	PP	5(2)	$ 1795.00
03DRB - -00719	SW	✓	$ 0
03DRB - -00720	TDS	✓	$ 0
03DRB - -00721	SDV	✓	$ 0
03DRB - -00722	SPS		$ 385.00
	ADV fee		$ 75.00
		Total	$ 2255.00

Hearing date May 28, 2003

Planner signature / date 5/2/03

Project # 1002639

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

__ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☐ **SIDEWALK DESIGN VARIANCE**

☑ **SIDEWALK WAIVER**

✓ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the variance or waiver
N/A Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the deferral or extension
N/A Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Genevieve Donart 5/2/03
Applicant name (print)

GENEVIEVE DONART
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB - - 00719
03DRB - - 00720
03DRB - - 00721

April Candelaria 5/2/03
Planner signature / date

Project # 1002639

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☒ SITE DEVELOPMENT PLAN FOR SUBDIVISION

- ✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Copy of the document delegating approval authority to the DRB La Cueva Sector Development Plan
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ 6 copies of the Infrastructure List, if relevant to the site plan
- ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ✓ Fee (see schedule)
- N/A Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- ___ Solid Waste Management Department signature on Site Plan
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Copy of the document delegating approval authority to the DRB
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Building Permit Checklist
- ___ 6 copies of the Infrastructure List, if relevant to the site plan
- ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ___ Blue-line copy of Site Plan with Fire Marshal's stamp
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ___ 6 copies of the Infrastructure List, if relevant to the site plan
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

GENEVIEVE DONART
Applicant name (print)

Genevieve Dart 5/2/03
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - ____ - 00722
____ - ____ - ____
____ - ____ - ____

Planner signature / date 5/2/03

Project # 1002739

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- N/A Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

- __ **1** copy of each of the following items
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D.R.B. Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

GENEVIEVE DONART
Applicant name (print)

Genevieve Dart 5/2/03
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB-_____-00717
_____-_____-_____
_____-_____-_____

Paul Lardel 5/2/03
Planner signature / date

Project # 1002639

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 2, 2003

Ms. Sharen Matsen
DRB Chair
City of Albuquerque
P.O. Box 1239
Albuquerque, NM 87102

RE: Trementina Subdivision

Dear Ms. Matsen:

Isaacson & Arfman, P.A., as agents for Boyhahn, L.L.C., has prepared a submittal for Preliminary Plat, Site Development Plan for subdivision, Variance from minimum standards of the DPM, Sidewalk waiver, and Temporary deferral of sidewalk construction for the proposed Trementina Subdivision.

This subdivision is a consolidation of 11 North Albuquerque Acre lots on the north side of Alameda Blvd. The subdivision is within the La Cueva Sector Development Plan, so we have provided a Site Development Plan and Conceptual Utility Plan.

Because of the right-of-way dedication requirements for Alameda, these are very shallow lots. We are therefore requesting a variance on the right-of-way widths for Via Contenta from the 46' standard to 40' to allow for more depth on each lot. The road width would remain at 28' F-F, but the distance between the sidewalk and the back of curb would be reduced per the Variance Exhibit attached.

We also are requesting a sidewalk deferral for all sidewalks within the subdivision. A sidewalk along one side of the stub at Via de Paz is shown as waived.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,
Isaacson & Arfman, P.A.

Genny Donart

Genny Donart, P.E.
GD/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: TREMENTINA SUBDIVISION

AGIS MAP # C-19

LEGAL DESCRIPTION: LOTS 6-14, NO. ALBUQ. ACRES, TRACT 2, UNIT 3, BLOCK 4

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 5/2/03 date].

Genevieve D-A — 5/2/03
Applicant / Agent — Date

Hydrology Division representative — Date

X WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Genevieve D-A — 5/2/03
Applicant / Agent — Date

Utilities Division representative — Date

DRB-_____-_____

Revised 10/99

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 21, 2003

RECEIVED
MAR 24 2003

Isaacson & Arfman
128 Monroe NE
Albuquerque, New Mexico 87108
Attn: Genny Donart

Re: Water / Sewer Availability / North Albuquerque Acres, Tract 2, Unit 3, Lots 22-32, Block 3, and Lots 6-14, Block 4 / Proposed Single Family

Sirs:

Existing Conditions: The property includes approximately 17 acres on either side of Alameda between Wyoming and Louisiana. Zoning is RD. Land use is approved for 7DU/Ac under the La Cueva Sector Plan. Existing public utilities include master plan water lines in Louisiana and Wyoming, and an 8-inch sanitary collector in Louisiana. There are also lines in Quail Springs to the north including an 8-inch zone 3E water line dead ending at the north property line. Infrastructure in Eagle Springs to the south has not been mapped or as-built, but includes 3E and 4ER water lines stubbed to your south property line. See project #6627.81.

Proposed: Your inquiry indicated a single family subdivision of approximately 140 lots. This appears to exceed allowable densities. I recommend a sketch plat review with the Development Review Board 'DRB' and / or discussion with Current Planning.

Infrastructure: Plat approval will be contingent on financial guarantees for public infrastructure in Alameda and all proposed internal roadways. Where all lots are serviceable from internal lines, some Alameda construction may be waived, but that will generally be limited to the middle third of the project. See attached. All sanitary sewers must be 8-inch with manholes at standard locations. Designs must allow for possible diversion of the Wyoming interceptor. Lots with finish floor elevations below 5365' msl will generally be in the 3E pressure zone. Service will require a looped system with 8-inch connections to Louisiana, and the dead end 8-inch lines at the north and south property lines. Service above 5365' will require a separate looped system with 6-inch connections to Wyoming and the proposed 6-inch in Eagle Springs Unit 2. Other sizing will be per adopted design standards. Obviously some lines will have to be in easements, in which case 20-foot corridors will be required unless reduced by the DRB. However, to the extent possible all lines must be in standard locations in dedicated right-of-way. All lines 6-inch or larger must be looped. Attached alignments are conceptual based on your sketch plat. Some adjustments to your platting may be appropriate to increase and / or align access points and utility corridors. This will be addressed during plat review.

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

John F. McDonough
Engineering Associate
Development and Building Services

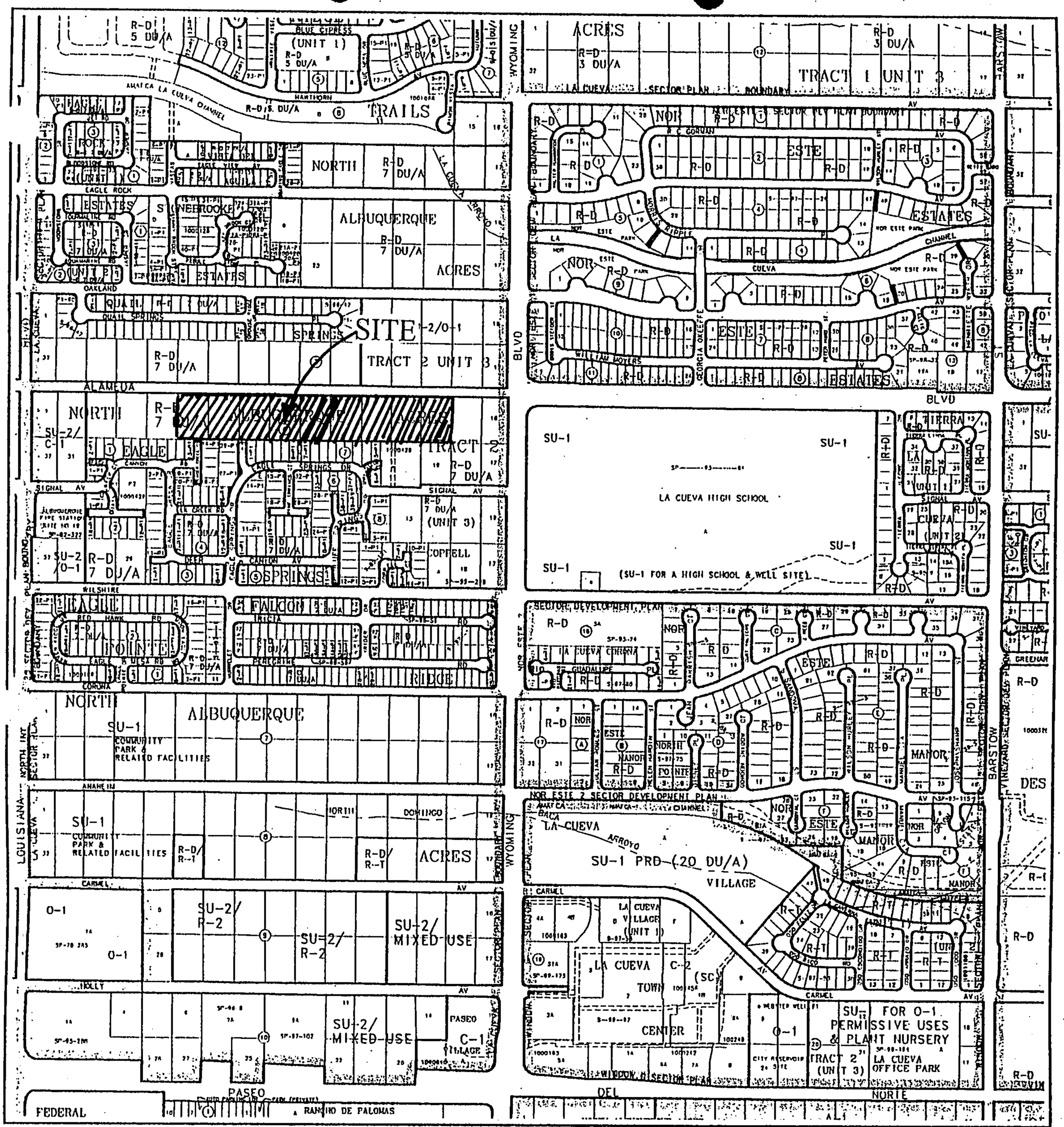
Attachments: System / Location Map(s)

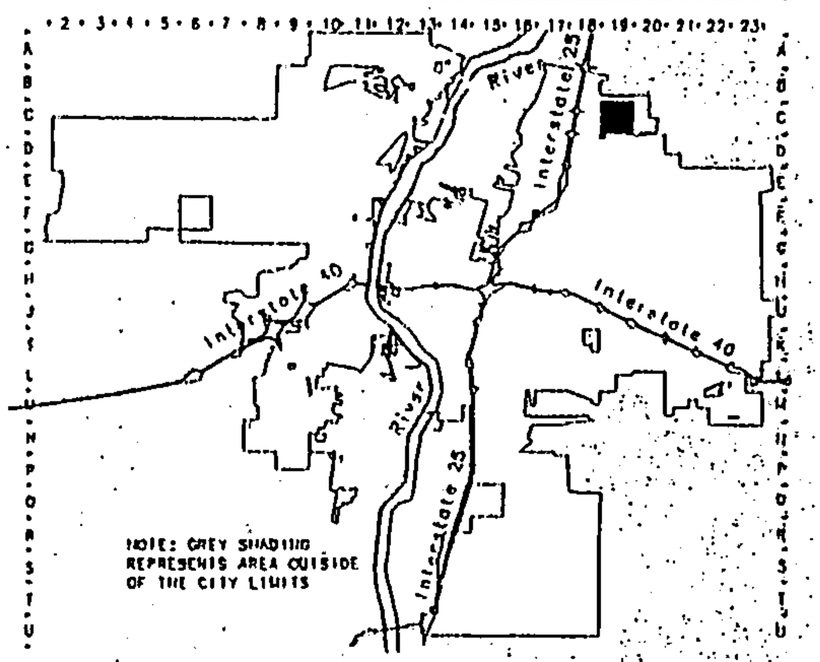
c: f/ availability C-19
f/ readers #30308

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Trementina Subdivision

Lot	UPC
6	**1019064090356202 27**
7	**101906410735620226**
8	**101906412335620225**
9	**101906413935620224**
10	**101906415635620223**
11	**101906417235620222CA**
12	**101906418935620221CA**
13	**101906420535620220**
14	**101906422135620219**





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: BOYHAHN, L.L.C. **Date of request:** 5/2/03 **Zone atlas page(s):** C-19

CURRENT:
Zoning R-D/SU-1 (7 D.U./AC)
Parcel Size (acres / sq.ft.) _____

Legal Description -
Lot or Tract # LOTS 6-14, TR. 2 Block # 4
Subdivision Name N.A.A., UNIT 3

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision	[X]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[ ]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [X]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 63
Building Size - 1700 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Genevieve Dutt Date 5/2/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER 5-02-03 DATE

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

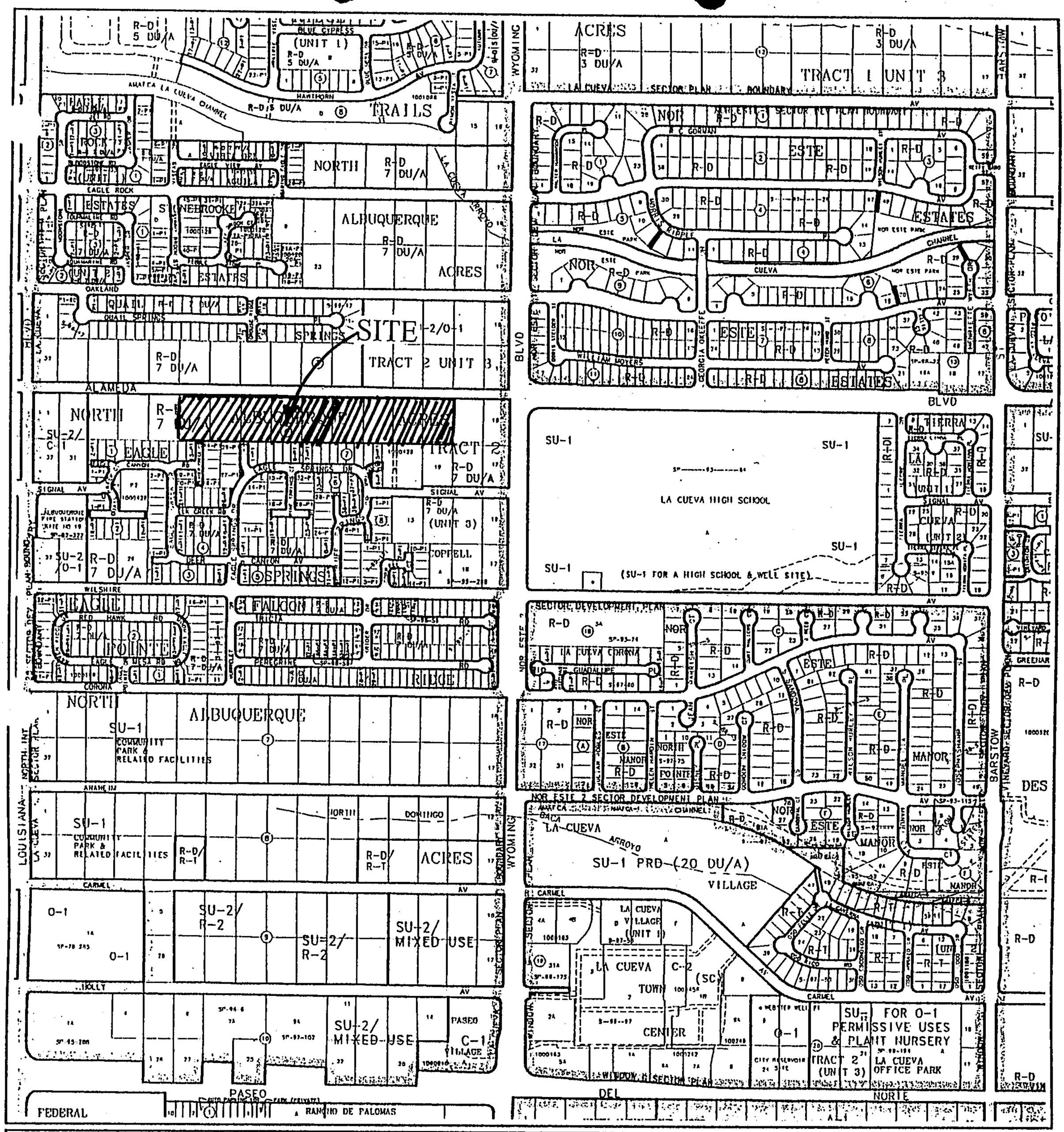
THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes:

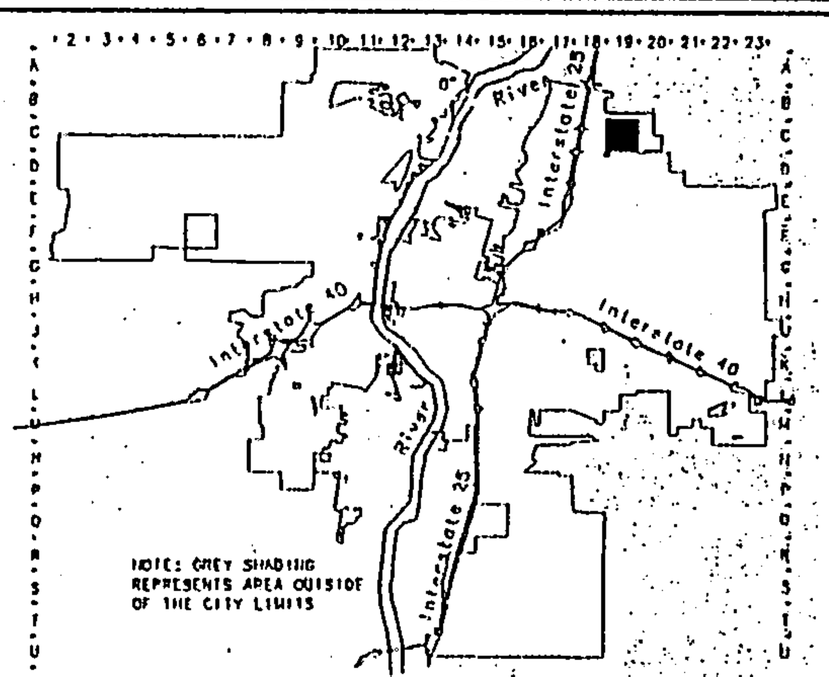
IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

ENVIRONMENTAL HEALTH DATE

Required **TIS** and / or **AQIA** **must be completed prior to applying to the EPC**. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	**- SUBMITTED**	___/___/___	TRAFFIC ENGINEER	DATE
	- FINALIZED	___/___/___		
AQIA	**- SUBMITTED**	___/___/___	ENVIRONMENTAL HEALTH	DATE
	- FINALIZED	___/___/___		





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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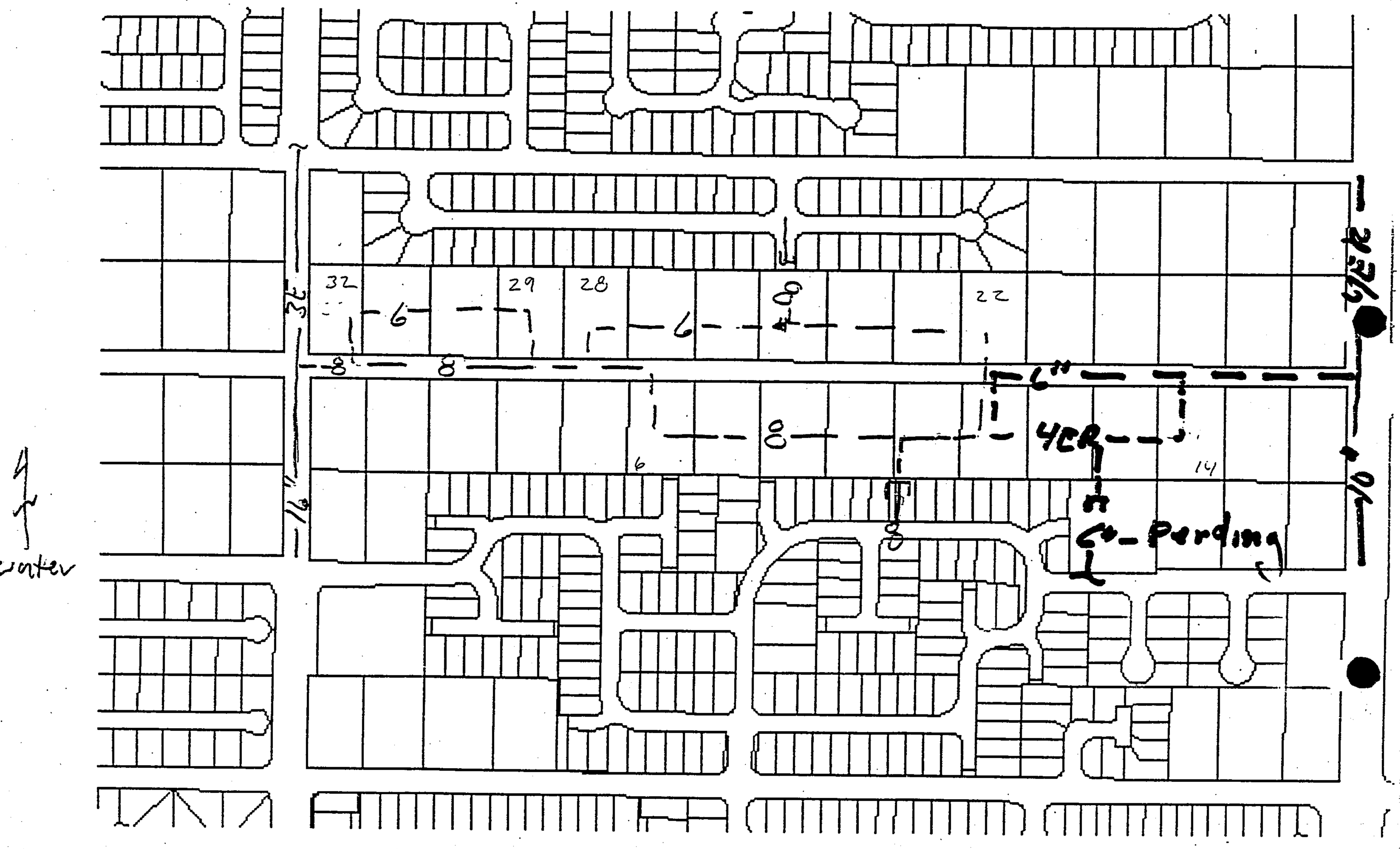
GRAPHIC SCALE IN FEET

250 0 750 1000

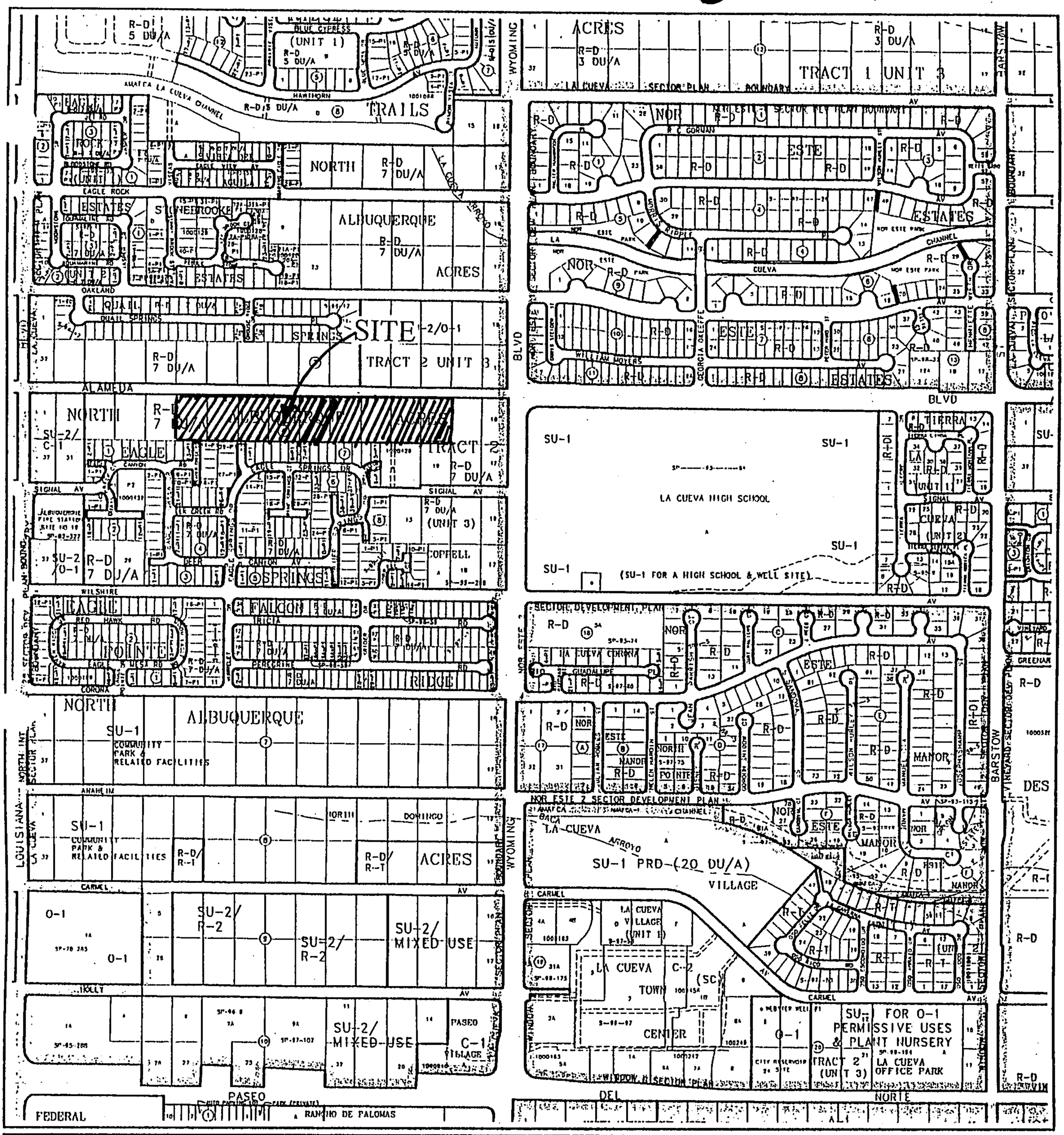
Zone Atlas Page

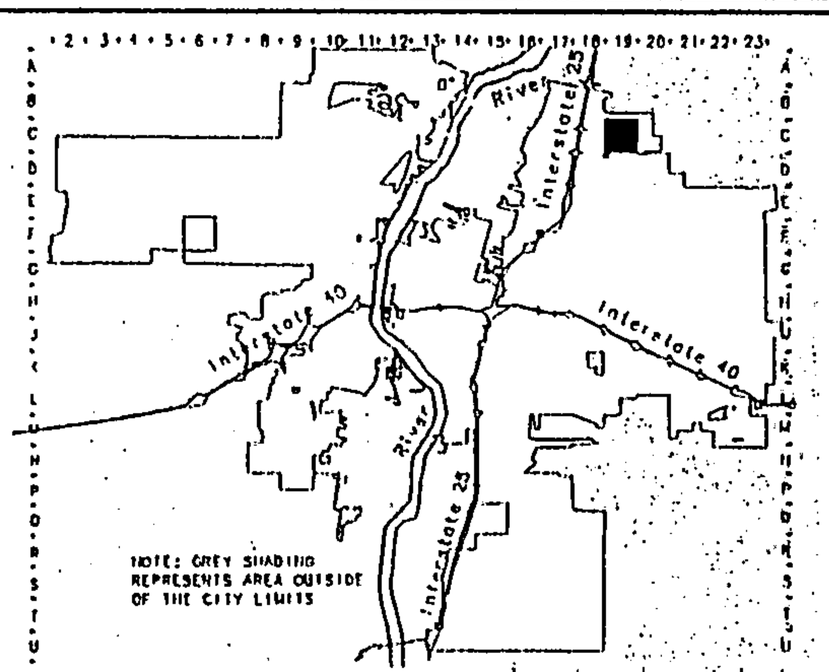
C-19-Z

Map Amended through April 03, 2002



see Letter of
3-21-03





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PLANNING DEPARTMENT

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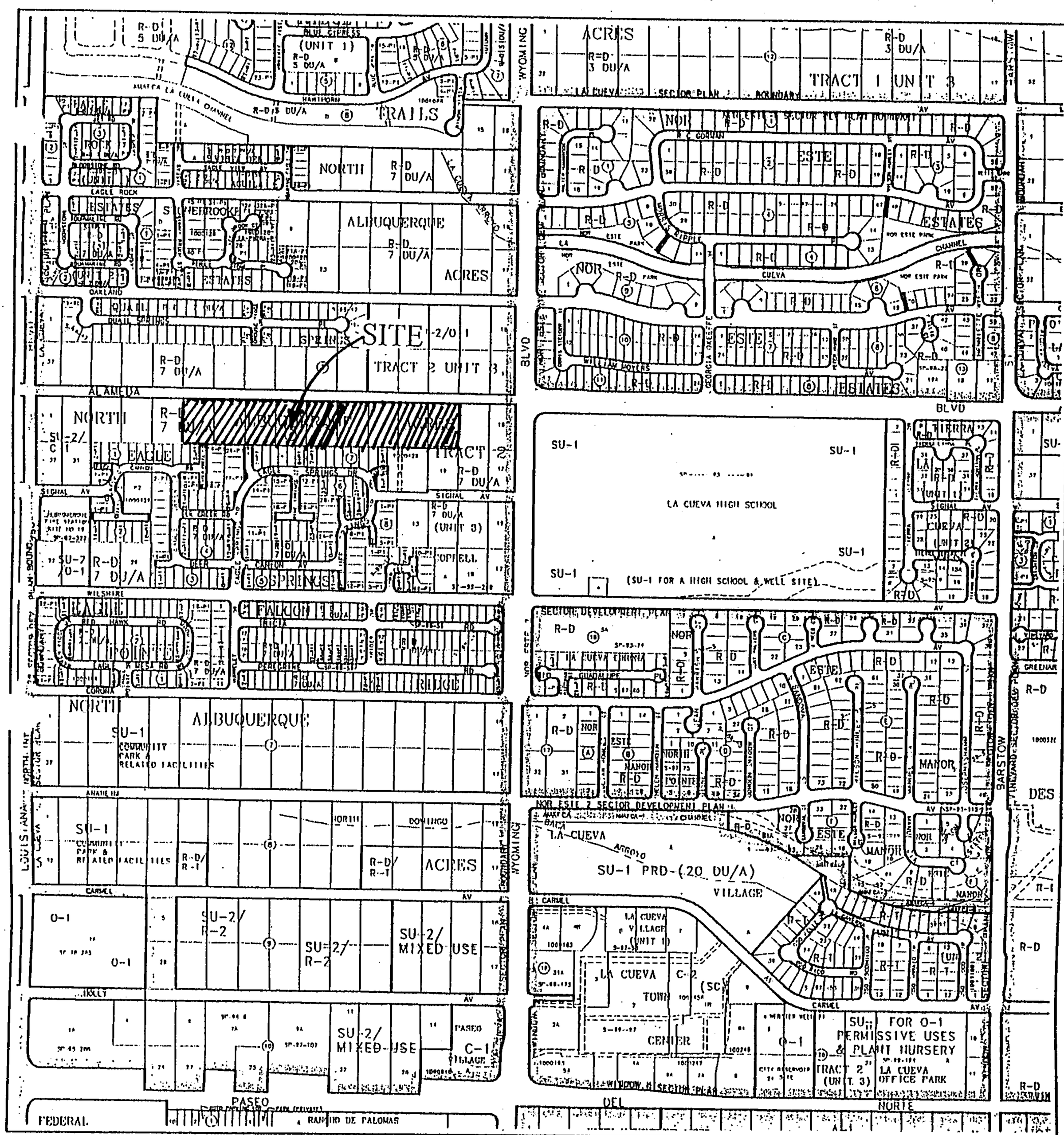
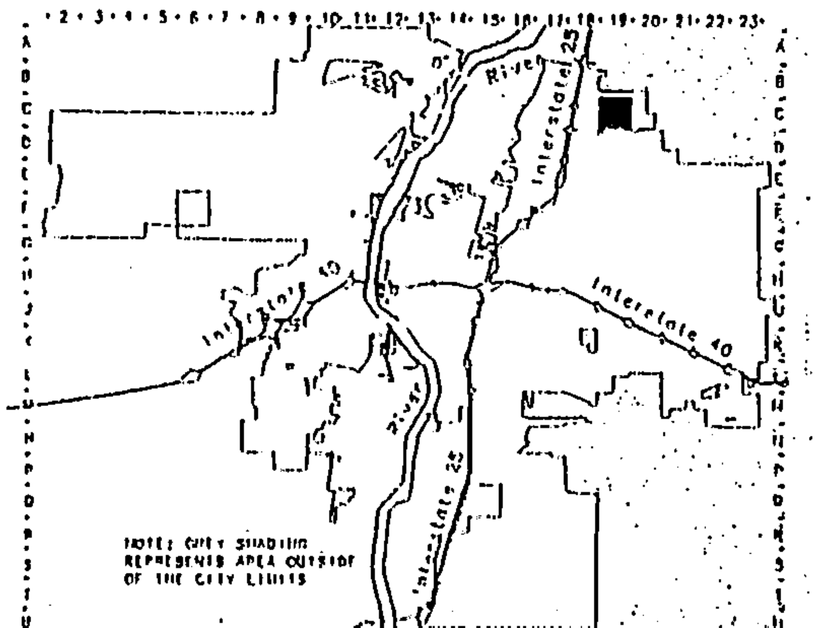
Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002





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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002

May 2, 2003

Ms. Sheran Matson, DRB Chair
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Vista del Aguila Subdivision, Unit 3 & Trementina Subdivision

Dear Ms. Matson:

Boyhahn LLC is the owner/developer of the above referenced projects and do hereby authorize Isaacson & Arfman, P.A. to act as our agent in regards to the submittal and processing of all items required in the process of securing City of Albuquerque approval of the Site Development Plan, subdivision platting, and miscellaneous related matters.

Authorization:

Joe R Hahn member

for: Boyhahn, LLC

5-2-03
Date

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

May 1, 2003

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **May 1, 2003** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **NORTH ALBUQUERQUE ACRS, TRACT 2, UNIT 3, BLOCK 4, LOTS 6-14** zone map **C-19.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

Ruth Lozano, Isaacson and Arfman, P.A.
Zone Map: C-19

NOR ESTE N.A. (R)
***Paul Grunwald**
7700 Rio Guadalupe NE/87122 275-7313 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

NORTH DOMINGO BACA N.A. (R)
***Jeff Peterson**
7205 Peregrine Rd. NE/87113 797-3477 (h)
Tracey Bowen
8616 Coppell Ct. NE/87113 797-1549 (h)

THE QUAIL SPRINGS N.A. (R)
***Robert M. Fresques**
7231 Quail Springs Pl. NE/87113 797-7231 (h) 667-5771 (w)
Betty Haworth
7123 Quail Springs NE/87113 828-2780 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 2, 2003 Certified Mail 7002 2410 0001 1545 0411

Mr. Paul Grunwald
Nor Este Neighborhood Association
7700 Rio Guadalupe NE
Albuquerque, NM 87122

RE: Trementina Subdivision
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3, Block 4, Lots 6 thru 14)

Dear Mr. Grunwald:

As the consulting engineers for the above referenced site, we are writing to inform the Nor Este Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GD/rtl
Attachment

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Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

ALBUQUERQUE NM 87122
HIGHLAND STA
MAY 2 2003
ALBUQUERQUE NM
USPS

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Postmark Here
Clerk: KZ4YYX
05/02/03

7002 2410 0001 1545 0411

Sent To Paul Grunwal
Nor Este NA
Street, Apt. No.; or PO Box No. 7700 Rio Guadalupe NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 2, 2003 Certified Mail 7002 2410 0001 1545 0428

Mr. Joe Yardumian
Nor Este Neighborhood Association
7801 R.C. Gorman Ave NE
Albuquerque, NM 87122-2748

RE: Trementina Subdivision
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3, Block 4, Lots 6 thru 14)

Dear Mr. Yardumian:

As the consulting engineers for the above referenced site, we are writing to inform the Nor Este Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GD/rtl
Attachment

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Sent To Joe Yardumian
Nor Este NA
Street, Apt. No.; or PO Box No. 7801 R.C. Gorman Ave. NE
City, State, ZIP+4 Albuquerque, NM 87122-2748

PS Form 3800, June 2002 See Reverse for Instructions

NORTH HIGHLAND STA ALBUQUERQUE NM MAY 2 2003 USPS

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 2, 2003 Certified Mail 7002 2410 0001 1545 0435

Mr. Jeff Peterson
North Domingo Baca Neighborhood Association
7205 Peregrine Road NE
Albuquerque, NM 87113

RE: Trementina Subdivision
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3, Block 4, Lots 6 thru 14)

Dear Mr. Peterson:

As the consulting engineers for the above referenced site, we are writing to inform the North Domingo Baca Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Genny Donart

Genny Donart, PE
GD/rtl
Attachment

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Total Postage & Fees	4.42	05/02/03

Sent To Jeff Peterson
North Domingo Baca NA
Street, Apt. No.; or PO Box No. 7205 Peregrine Road NE
City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

1128 Montano Rd. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 2, 2003 Certified Mail 7002 2410 0001 1545 0442

Ms. Tracey Bowen
North Domingo Baca Neighborhood Association
8616 Coppell Ct. NE
Albuquerque, NM 87113

RE: Trementina Subdivision
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3, Block 4, Lots 6 thru 14)

Dear Ms. Bowen:

As the consulting engineers for the above referenced site, we are writing to inform the North Domingo Baca Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GD/rtl
Attachment

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Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KZ4YYX
Total Postage & Fees	$ 4.42	05/02/03

Sent To Tracey Bowen
North Domingo Baca NA
Street, Apt. No.; or PO Box No. 8616 Coppell Ct. NE
City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

HIGHLAND STA ALBUQUERQUE NM USPS MAY 2 2003

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 2, 2003 Certified Mail 7002 2410 0001 1545 0459

Mr. Robert M. Fresques
The Quail Springs Neighborhood Association
7231 Quail Springs Pl. NE
Albuquerque, NM 87113

RE: Trementina Subdivision
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3, Block 4, Lots 6 thru 14)

Dear Mr. Fresques:

As the consulting engineers for the above referenced site, we are writing to inform The Quail Springs Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Genny Donart

Genny Donart, PE
GD/rtl
Attachment

7002 2410 0001 1545 0459

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Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KZ4YYX
Total Postage & Fees	$ 4.42	05/02/03

Sent To Robert M. Fresques
The Quail Springs NA
Street, Apt. No.; or PO Box No. 7231 Quail Springs Pl. NE
City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

1128 Montbel St. NE Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 2, 2003

Certified Mail 7002 2410 0001 1545 0466

Ms. Betty Haworth
The Quail Springs Neighborhood Association
7123 Quail Springs NE
Albuquerque, NM 87113

RE: Trementina Subdivision
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3, Block 4, Lots 6 thru 14)

Dear Ms. Haworth:

As the consulting engineers for the above referenced site, we are writing to inform The Quail Springs Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Genny Donart, PE
GD/rtl
Attachment

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Restricted Delivery Fee (Endorsement Required)		Clerk: KZ4YYX
Total Postage & Fees	$ 4.42	05/02/03

ALBUQUERQUE NM HIGHLAND STA MAY 2 2003 USPS

Sent To: Betty Haworth
The Quail Springs NA
Street, Apt. No.; or PO Box No.: 7123 Quail Springs NE
City, State, ZIP+4: Albuquerque, NM 87113

PS Form 3800, June 2002 — See Reverse for Instructions

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
   B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

   Signs must be posted from 5/13 To 5/28/03.

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Genevieve [illegible] 5/2/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5/2/03, [illegible]
(Date) (Staff Member)

Rev. 11/8/90 GA

DRB CASE NUMBER: 1002639

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Boyhahn

AGENT Isaacson & Artman

ADDRESS 128 Monroe

PROJECT NO. 1002639

APPLICATION NO. 03DRB 00717 - 00722

$ 2180.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75.00 441018 / 4971000 (Notification)

$ 2255.00 **Total amount due**

JOE R. HAHN
RENTAL ACCOUNT
4402 CANYON CT, NE
ALBUQUERQUE, NM 8711

95-648/1070
0100000324

1753

DATE 5-2-03

PAY TO THE ORDER OF City of Albuquerque $ 2255.00

Twenty two hundred fifty five 00/100 DOLLARS

Security Features Included. Details on Back.

1st The Business & Professional Bank
2900 Louisiana Blvd. NE • (505) 872-1536
Albuquerque, NM 87110

MEMO Fiementina

⑆107006486⑆ 0100000324⑈ 1753

DELUXE DUPLICATE CHECK • SAFETY PAPER

LOC: ANNX
TRANS# 0058
TRSCCS
$75.00
$2,255.00
$0.00

05/02/2003 4:36PM
RECEIPT# 00008307 WS# 008
Account 441006 Fund 0110
Activity 4983000
Trans Amt $2,255.00
J24 Misc

DUPLICATE
City Of Albuquerque
Treasury Division

05/02/2003 4:36PM LOC: ANNX
RECEIPT# 00008307 WS# 008 TRANS# 0058
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $2,255.00
J24 Misc $2,180.00

counterreceipt.doc 10/28/02

Thank You

Letter of Transmittal

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: COA

Date: 6/23/03

Job No. 1257

Attn: SHERAN MATSON

Reference: TREMENTINA (#1002639)

We transmit to you 6 copy(ies) of the following:

- [x] Revised Prelim Plats
- [x] Revised Site Dev Plans
- [ ] Disks
- [ ] Report
- [x] Revised Infa. List
- [ ] Specifications
- [ ] Submittals
- [ ] Shop Drawings
- [ ] Copy of Letter
- [ ]

This information is transmitted:

- [ ] As per your request
- [x] For your review & approval
- [ ] For your information
- [ ] For your attention
- [ ] For your signature
- [x] FOR DISTRIBUTION
- [ ]
- [ ] For your files
- [ ] For your use
- [ ] Please review & return
- [ ] For return to your files
- [ ] Please advise

Remarks:

By: GENNY DONART

Copies to:

(505) 268 – 8828; FAX: (505) 268 – 2632; EMAIL: iamengrs@swcp.com

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

#5

June 18, 2003

Mr. Richard Dourte
Traffic Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Vista del Aguila Unit Three (DRB Project #1002639)

Dear Mr. Dourte:

I am writing you on behalf of Boyhahn, L.L.C., owner and developer of Vista del Aguila Unit Three.

Boyhahn, L.L.C. supports the petition made by the Quail Springs Neighborhood Association to maintain Grouse Ridge Drive in its current, closed condition, and not make a through connection within Vista del Aguila Unit Three.

Boyhahn, L.L.C. will provide internal circulation in the project as previously discussed, and two entrances onto Alameda Blvd. If the petition is approved we will re-design the project to remove the Grouse Ridge right-of-way from the subdivision layout, removing the possibility of future City maintenance and liability responsibilities for an unused right-of-way. We will provide an easement for the required waterline connection in that alignment.

We respectfully request that you consider allowing the petition in order to maintain the Quail Springs neighborhood character.

Please call me at 268-8828 if you have any questions regarding this issue.

Sincerely,
Isaacson & Arfman

Genny Dohart

Genny Dohart, PE
GD/gld

RECEIVED
JUN 19 2003
HYDROLOGY SECTION

cc: Joe Boyden, Boyhahn, L.L.C.
Robert Fresques, Quail Springs Neighborhood Association
Sheran Matsen, DRB Chair

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

Letter of Transmittal

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: COA

Date: 6/18/03

Job No. 1257

Attn: SHERAN MATSEN

Reference: VISTA DEL AGUILA 3 (#1002640)

We transmit to you 1 copy(ies) of the following:

- ☐ Plats
- ☐ Plans
- ☐ Disks
- ☐ Report
- ☐
- ☐ Specifications
- ☐ Submittals
- ☐ Shop Drawings
- ☒ Copy of Letter

This information is transmitted:

- ☐ As per your request
- ☐ For your review & approval
- ☐ For your information
- ☒ For your attention
- ☐ For your signature
- ☐
- ☐ For your files
- ☐ For your use
- ☐ Please review & return
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Remarks:

By: GENNY DONART

Copies to:

(505) 268 – 8828; FAX: (505) 268 – 2632; EMAIL: iamengrs@swcp.com

Sheran A. Matson
06/02/03 01:54 PM

To: Margaret D. Garcia/PLN/CABQ
cc:
cc:
Subject: Re: Alameda from Louisiana to Wyoming

The subdivisions are Trementina and Vista del Aguila Subdivisions. One is on the north side of Alameda, the other on the south side. They were publicly advertised for platting & site plans per the LaCueva Sector Plan. Neighborhoods were notified. A sign posting agreement was signed by the agent, Isaacson & Arfman. So I assume the sign was up on Alameda.

Originally, both plats & site plans had lots too small for the zoning. So, I asked them to correct that problem which they have. The site plan revisions to meet the La Cueva Sector Plan design regs have not yet come in but are due this week for the hearing scheduled next week.

Carmen has had lots of calls & will actually be the Planning Rep on DRB since I will be on vacation next week. From what I gather, this developer is not in good graces with the neighborhoods. So, they are being very diligent in their research which is fine.

The Nor Este Neighborhood Association had several members at the last DRB hearing to express their concerns & they gave us a letter as well. It is in the file for both projects. I asked Genny Donart, the agent, to work with the neighbors to try & resolve issues before next week. She agreed.

Here are the concerns in the letter:
>trail connections to be provided at a 300 foot interval from sites that abut trails.
>de-emphasize garages
>wood & chain link fences not allowed for perimeter walls
>long expanses of unbroken walls not allowed.
>through streets in any subdivision greater than 6 acres is to have at least 1 street which passes through.
There was also concerns expressed about additional traffic on Alameda.

Let me know if you need anything else.

.

Margaret D. Garcia
06/02/03 01:14 PM

To: Sheran A. Matson/PLN/CABQ@COA
cc:
Subject: Alameda from Louisiana to Wyoming

I spoke w/Bob Paulsen on this and it didn't ring a bell for him. Can you get me whatever information you might have on this as it relates to DRB? Sometimes Council office doesn't always have all the info when they send inquiries.

Your assistance is greatly appreciated.

MG

----- Forwarded by Margaret D. Garcia/PLN/CABQ on 06/02/03 01:11 PM -----

Diana L. Trujeque
05/29/03 04:12 PM

To: Margaret D. Garcia/PLN/CABQ@COA
cc:
Subject: Alameda from Louisiana to Wyoming

There is a Joe Boyden project going on at both sides of Alameda from Louisiana to Wyoming. There was an EPC hearing but no yellow signs posted. Can you check this and see why that happened. Thanks.

Diana

May 26, 2003

Sheran Matson
Chair, DRB

Dear Madam Chair,

Thank you for deferring the proposed Boyden development on Alameda between Louisiana and Wyoming. The deferral has enabled NorEste to perform a preliminary analysis and to identify a number of concerns, which we herein submit for your consideration. They are all potential violations of design regulations explicitly spelled out in the La Cueva Sector Development Plan.

Section 5.4.6 1R-1. Trail connections shall be provided from all sites that abut major or minor trails designated in the Trails and Bikeways Facility Plan at a minimum interval of 300 feet. Mr. Boyden did not comply with this regulation in Vista del Aguila Units 1 and 2 and we have no way of knowing whether he will comply here.

Section 7G-1. De-emphasize garages, and orient porches, doors, and windows to the street.

Section 10 R-2. Wood and chain link are not allowed for perimeter walls. Mr Boyden violated this regulation in Vista del Aguila Unit 1, and we have no way of knowing if he will comply here.

Section 10R-3. Long expanses of unbroken wall are prohibited. Walls shall be indented, of-set, or in a serpentine form to avoid "tunnel" effect as shown in Figure 9. Vista del Aguila Units 1 and 2 violated this regulation and we have no way of knowing if he will comply here.

Section 6.1 Subdivision Regulations

6.1.2 Through streets in any subdivision greater than 6 acres shall have a minimum of one street that passes through the subdivision. (eg. Connection to adjacent subdivisions, schools, parks and trails.)

6.1.3 Trails. Each subdivision bordering or encompassing a trail shall provide a minimum of one access point to the trail from the street system. Additional access points shall be required to ensure 1) that there is an access/egress point at a maximum of every 900 feet along the trail.(for your information, there is a proposed amendment to the La Cueva Plan changing this number to 300 feet.)

NorEste will continue to monitor the progress of this proposed development and will notify you of any additional concern we identify.

Sincerely,
Paul Grunwald - President, NorEste Neighborhood Association
Joe Yardumian - Secretary, NorEste Neighborhood Association
Jay Rowland - Chairman – Development, NorEste Neighborhood Association

CC:
NENA Board
Councilman Brad Winter
District 4 Coalition of Neighborhood Associations

Sheran A. Matson

05/30/03 09:19 AM

To: pgrunwald@comcast.net
cc:
cc: smatson@cabq.gov, "'Joe and Jean Yardumian'" <jjyard@sandia.net>, jrowland@cabq.gov
Subject: Re: NorEste Neighborhood Association input to DRB - Boyden Development

I have placed a copy of the letter in 10002639 & 1002640 case files. FYI, as I will be on vacation on June 11th, Carmen Marrone will be representing Planning at that meeting. Roger Green will act as Chair.

.

Paul Grunwald <pgrunwald@comcast.net>

05/29/03 10:32 PM
Please respond to pgrunwald

To: smatson@cabq.gov
cc: "Joe and Jean Yardumian" <jjyard@sandia.net>, jrowland@cabq.gov
Subject: NorEste Neighborhood Association input to DRB - Boyden Development

Dear Sheran,

Attached is a document that outlines our concerns regarding the Boyden development in our association.

Best regards,
Paul Grunwald
President
Nor Este Neighborhood Association

DRB Boyden.doc

"Joe and Jean Yardumian" <jjyard@sandia.net>

06/06/03 10:35 PM

To: "Sandra P Richardson" <sprichardson@comcast.net>
cc: "Carmen Marrone" <cmarrone@cabq.gov>, "Genny Donart" <iamengrs@swcp.com>
Subject: Results of meeting with Boyden

NorEste and Quail Springs met with Joe Boyden and reps from his organization lat night to discuss the issues NorEste had raised regarding compliance with the La Cueva Sector Plan in his proposed new development on both sides of Alameda between Louisiana and Wyoming.

Bottom line, all of NorEste concerns were satisfied, and in a very cooperative manner. Quail Springs was not so fortunate, but their problems re loss of privacy from 2 story homes to be built over their back walls is a difficult issue for relolution. They will be at the DRB next week to express their concerns.

Regarding trail connections, Boyden will provide connections at appropriate points to our satisfaction

Regarding demphasis of garages and orientation of porches, doors, and windows to the street(LCSDP Guidance), he will be doing some new designs which will help, but the small amount of land and lot size precludes major re-design

Regarding perimeter walls, he was quite supportive and has promised walls with more than one type of block and has agreed to do indentations every 3 houses or so with a drip line to ensure survivability. When asked about weeds in the gravel area between the walls and the streets, he agreed that it is very frustrating and he was displeased with the work contractors had done for him in Vista del Aguila. Accordingly, his people will be laying a special THICK mat in his new development to preclude weed. Interesting as DRB told me that a developer is NOT required to put down ground cloth in that area.

Regarding connection to contiguous developments, he has modified his design to satisfy this requirement.

All in all. a most congenial and fruitfull meeting

Letter of Transmittal

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: COA Sharon Matson Date: 6/9/03

Job No. 1257

Attn: CARMEN MARRONE / ROGER GREENE

Reference: TREMENTINA (#1002639)

#6

We transmit to you 6 copy(ies) of the following:

- [x] Revised Plan Plats
- [x] Site Dev Plans
- [ ] Disks
- [ ] Report
- [ ] Specifications
- [ ] Submittals
- [ ] Shop Drawings
- [ ] Copy of Letter
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Remarks:

By: GENNY DONART Copies to:

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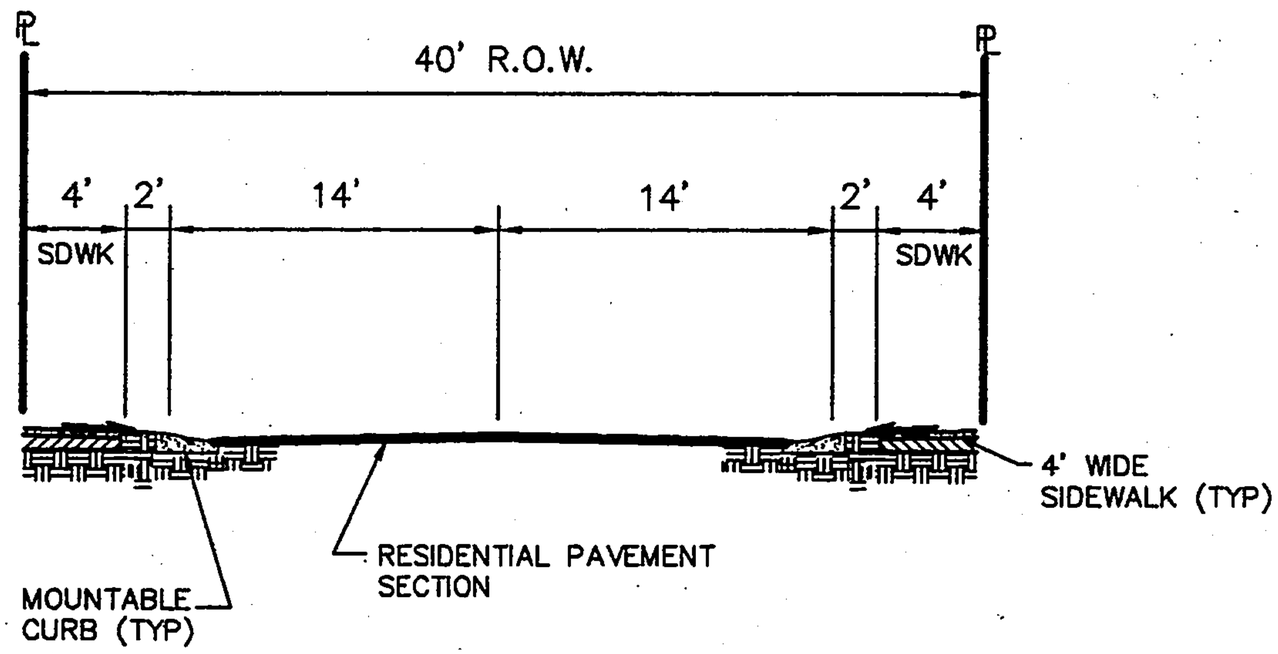


VARIANCE FROM

TYPICAL RESIDENTIAL ROAD

NTS

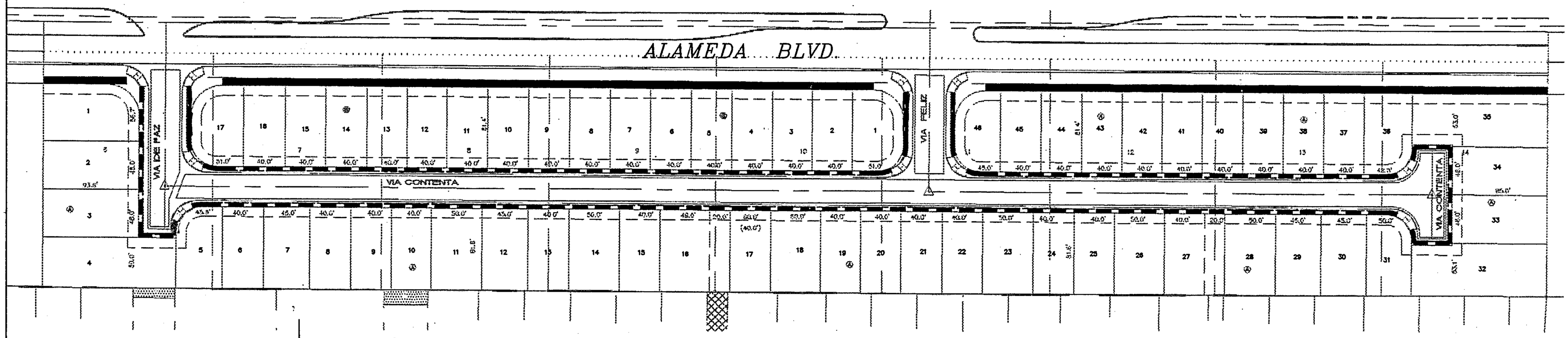
EXHIBIT C

Date 5/28/03

1257RD-SEC.DWGnav 05/01/03

46

TREMENTINA SUBDIVISION



SCALE:
1"=100'

EXHIBIT
Date 5/28/03

SIDEWALK EXHIBIT

LEGEND

- SIDEWALKS TO BE WAIVED
- SIDEWALKS TO BE CONSTRUCTED
- SIDEWALKS TO BE DEFERRED

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*
1257–SW–DEF–1.DWGjts 04/30/03

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002638
03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION,** zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)

Project # 1002639
03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

Project # 1002640
03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISON,** zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

Project # 1002642
03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA,** zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE). Hearing Impaired users may access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 28, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000546
03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK,** zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627
03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL,** zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796
03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION,** zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA,** zoned SU-1, for PRD/ 8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002638
03DRB-00714 Major-Vacation of Pub Right-of-Way

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03DRB-00730 Major-Vacation of Pub Right-of-Way

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Development Review Board

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03DRB-00711 Major-Amnd SiteDev Plan Subd

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03DRB-00678 Major-Vacation of Public Easements
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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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PAGE 2

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03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL,** zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796
03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION,** zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA,** zoned SU-1, for PRD/ 8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....

City of Albuquerque

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PLANNING DEPARTMENT

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SLICK STEVEN G & JOAN F
11035 MENAUL BL NE
ALBUQUERQUE NM 87112

27102-1232

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002638 03DRB-00714 Major-Vacation of Pub Right-of-Way	CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION,** zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)
Project # 1002639 03DRB-00719 Minor-Sidewalk Waiver 03DRB-00720 Minor-Temp Defer SDWK 03DRB-00721 Minor-Subd Design (DPM) Variance 03DRB-00722 Major-SiteDev Plan Subd 03DRB-00717 Major-Preliminary Plat Approval	ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)
Project # 1002640 03DRB-00728 Minor-Temp Defer SDWK 03DRB-00723 Major-Preliminary Plat Approval 03DRB-00726 Minor-Sidewalk Variance 03DRB-00725 Minor-Sidewalk Variance 03DRB-00724 Major-SiteDev Plan BldPermit	ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISON,** zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)
Project # 1002642 03DRB-00730 Major-Vacation of Pub Right-of-Way	CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA,** zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE). Hearing Impaired users may access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 28, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000546
03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK,** zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627
03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL,** zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796
03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION,** zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA,** zoned SU-1, for PRD/ 8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....